



**Waterhouse, Hedingham Road, Great Yeldham, Halstead, CO9 4HS**

## Location

Great Yeldham is situated approximately 20 miles west of Colchester via the A1124 (Halstead Road) and A1017 (Hedingham Road). The subject property occupies a prominent main road position within a small commercial complex, close to the Colne Valley Railway.

## Description

The property comprises a detached, two storey office building with attractive brick elevations beneath a pitched slate roof and offers a range of cellular offices benefiting from plastered and painted walls, carpeting, recessed lighting, accessible and ladies/gents WC facilities. Part of the ground floor is fitted as a workshop benefiting from concrete floors, WC and double loading doors onto the side yard.

To the front there are 12 number car parking spaces and to the side a secure concreted yard with double steel entrance gates.

To the side of the office building is a further large partly concreted open yard which is accessed via double gates on the rear boundary. This is accessed either through the car park, or separately a via service road to the rear, leading from the main road (Dicketts Hill).

## Accommodation

The property has the following gross and Net internal areas:

### Office Building

#### Ground Floor

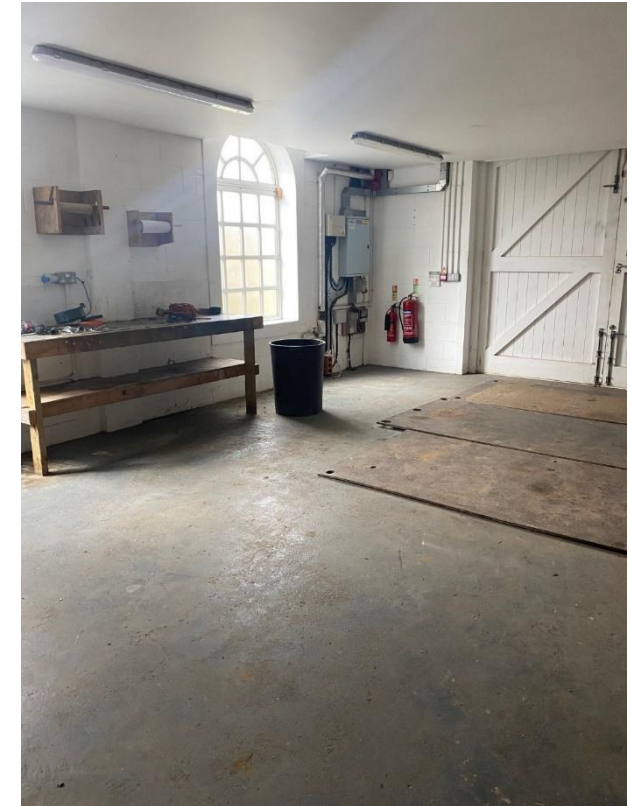
Offices	970 sq. ft
Workshop	700 sq. ft

#### First floor

Offices	<u>1,307 sq. ft</u>
Nett Internal Area	2,977 sq. ft (276.52 sq. m)

#### External

12 number car spaces and side yard	
Total site area	0.52 Acres (0.208 Hectares)





## Asking Terms

The property is available freehold as a whole at an asking price of £595,000.

## Rateable Value

The property appears in the Valuation List with a Rateable Value of £30,750. We have been unable to identify the Rateable Value of the adjoining yard. Interested parties should make their own investigations of Braintree District Council 01376 552525.

## Town Planning

The main office building is understood to benefit from an established office use with associated storage and yard.

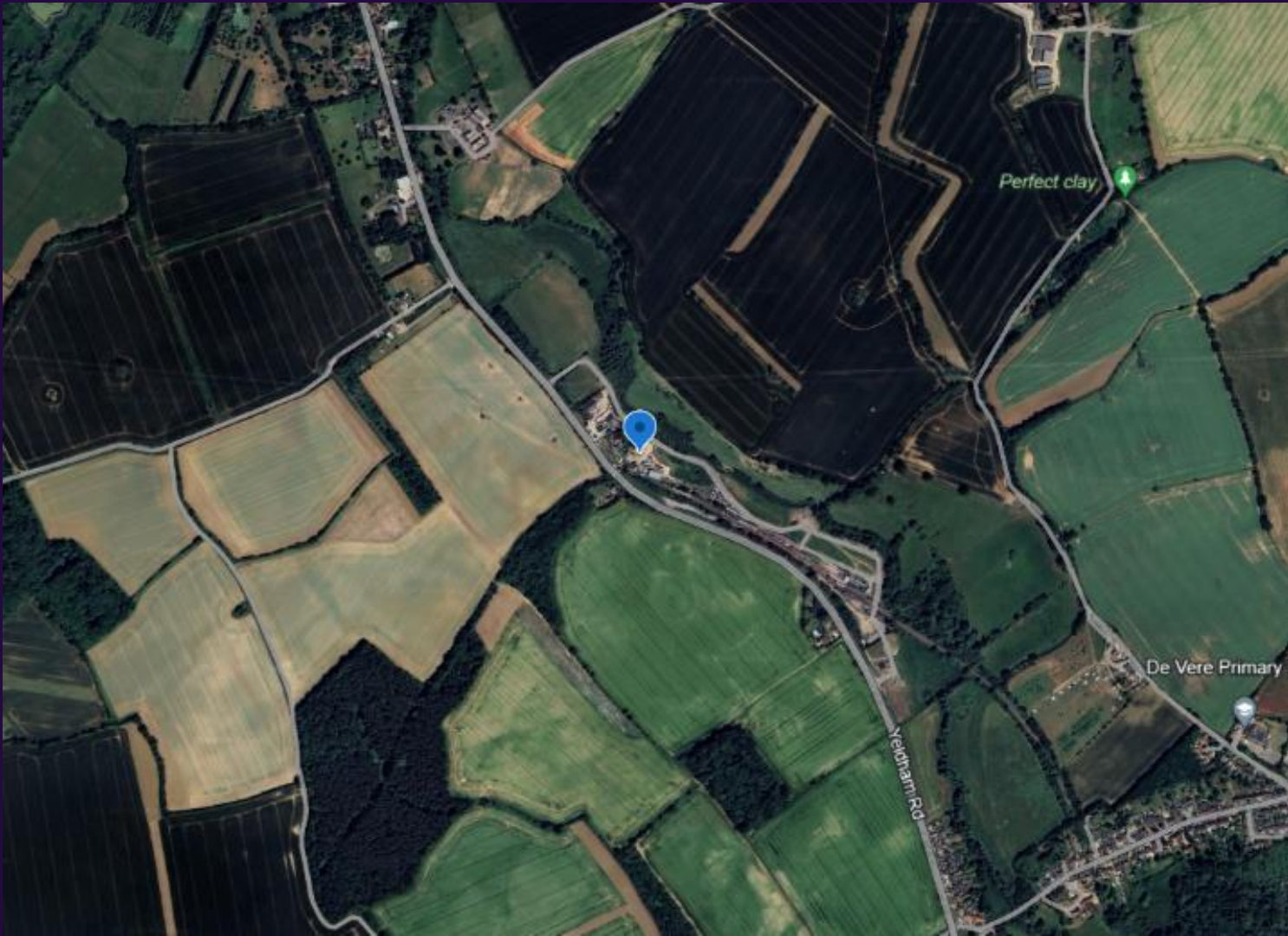
## Legal Costs

Both parties will be responsible for their own legal costs incurred in this transaction.

## EPC

The property has a current EPC rating of A24.





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