

01206 577667

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Non Residential institution - To let



Six Apples, Braintree Road, Wethersfield, Braintree, CM7 4BX

Asking Rent: £40,000 Per Annum Exclusive

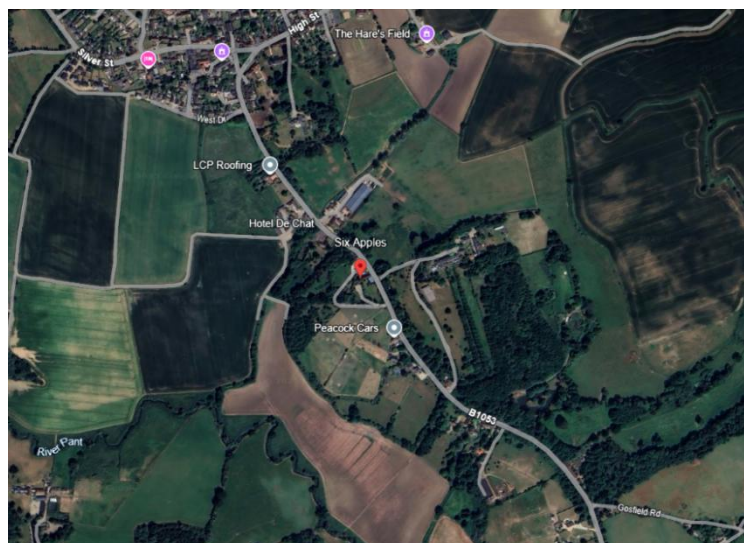
2,678 Sq. Ft (248.8 Sq. M)

- New Lease Available
- Suitable for a variety of different uses STP
- Ample Parking
- Swimming Pool
- Site Area extends to approx 1 Acre (0.4 hectares)

Location

The subject property is situated along Braintree Road in Wethersfield, approximately 2.4 miles from Finchingfield and 7 miles from Braintree. The property has good routes to Stansted Airport via M11 (junction 8). Furthermore it has good rail links with a fastest journey time of 35 minutes to London Liverpool Street.

Wethersfield has a variety of occupiers including the post office and small retailers. There is a wider range of national occupiers in Braintree including Sainsbury's and Tesco.



Description

The property comprises a detached four bedroom holiday home situated over 2 floors. The ground floor is majorly open plan with a kitchen and breakfast area. There is a separate dining room and a large reception room with French doors leading out onto the garden. There is a study which could be converted to a fifth bedroom and a utility room.

On the first floor there is a spacious suite with a balcony, there is an en suite and dressing room. There are a further two double bedrooms, one with an en suite shower room. Finally there is a family bathroom and a single bedroom.

Externally the property is access via a shared drive set behind electric gates and benefits from ample private driveway parking and a double garage. Towards the front of the property there is a large garden with heated swimming pool and summer house.

Accommodation

The property benefits from a Gross Internal Area (GIA) of 2,678 sq. ft (248.8 sq. m).

Ground Floor 1,377 sq. ft

First Floor 1,301 sq. ft

Asking Terms

The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£40,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Town Planning

We understand the property benefits from Class C3 use (dwelling house). Interested parties are advised to contact Braintree District Council on 01376 552525.

Business Rates

The property was removed from the Valuation List on 18th November 2024.

Legal Fees

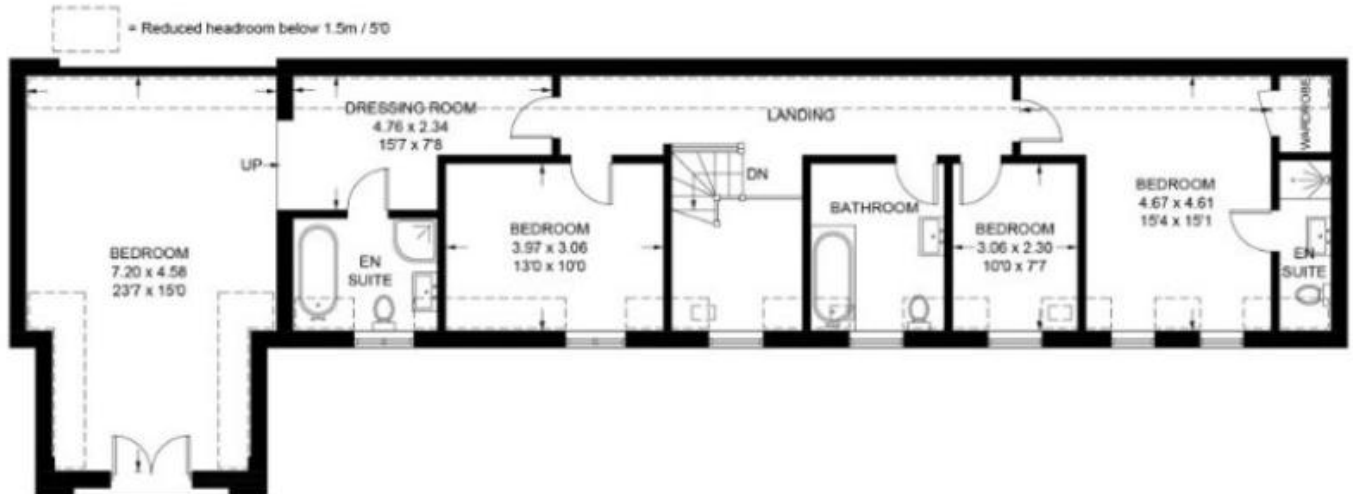
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit has a current EPC rating of E50.



Approximate Gross Internal Area = 248.8 sq m / 2678 sq ft



First Floor
120.9 sq m / 1301 sq ft



Ground Floor
127.9 sq m / 1377 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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