3 Retail Shops - Long Leasehold Interest For Sale or available on To Let on conventional retail lease

Whybrow



Long Road, Mistley, Manningtree, Essex, CO11 2HN

Location and Description
Manningtree is located on the southern banks of the River Stour, approximately 10 miles north east of Colchester and 9 miles south of Ipswich (A137) providing immediate access to the ports of Harwich, Felixstowe, and via the A12 to London. Regular train services are provided from Manningtree train station to London Liverpool Street.

The development is situated in the heart of a new 485 home housing development being undertaken by City and Country, and is accessed via the B1035 (Clacton Road via Peddlers Corner/Dead Lane).

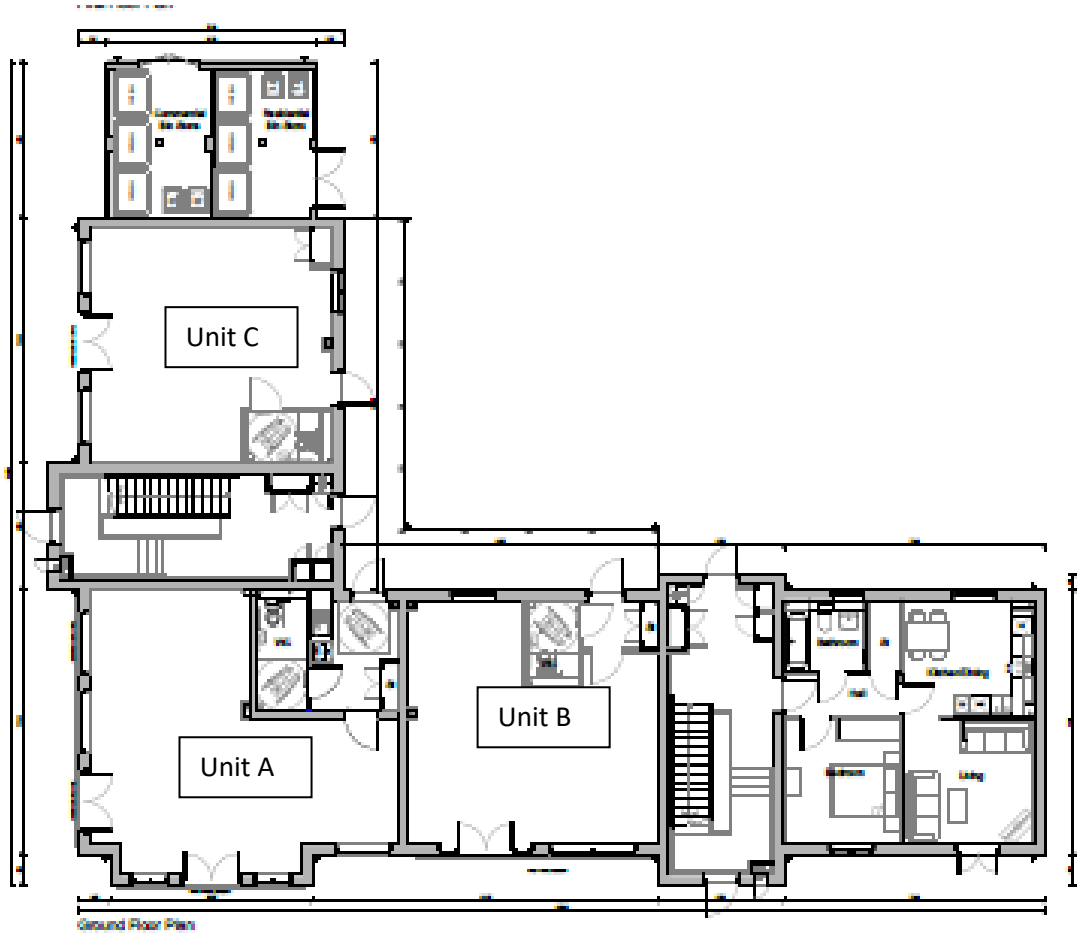
The retail scheme will comprise three ground floor retail units, two of which can be combined within a larger purpose built building with residential flats above. The units will be provided in a shell condition with capped services ready for a tenants fit out.

Accommodation
According to our calculations, the shops have the following Net Internal Areas.

Shop A	765 sq. ft
Shop B	558 sq. ft

(Can be combined with Shop A to provide a single unit of circa 1,330sq.ft(123.56sq.m)

Shop C	525 sq. ft
Total	**1,848 sq. ft (171.68 sq. m)**



Property Details

Tenure
Leasehold-The units will be offered by way of a new Full Repairing and Insuring lease via a service charge for a term of years to be agreed incorporating periodic upward rent reviews at the following asking rents:

Unit A	£15,750pax
Unit B	£11,750pax
Unit C	£10,500pax

250 year Leasehold Interest- Terms upon request.

Town Planning
The units will benefit from class E use. Interested parties should make their own investigations of Tendring District Council on 01255 686868.

Rateable Value
The properties are not yet assessed for rates.

Services
The properties will be subject to a service charge to cover the costs of external maintenance, landscaping, parking and external lighting.

VAT
The properties are elected for VAT.

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

EPC
The units are to be assessed for EPC's upon completion.

Viewings
To be arranged via agents Whybrow Charter Surveyors.

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