Witham – 85/85A Newland Street, Essex CM8 1AA
Freehold Retail & Residential Investment

BLUE ALPINE
PROPERTY CONSULTANTS

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Investment Consideration:

- Purchase Price: £375,000
- Gross Initial Yield: 8.32%
- Rental Income: £31,200 p.a.
- VAT is applicable to this property. TOGC available.
- Entire property let to a London based IT service provider as part of their expansion into Essex
- Comprises ground floor retail shop with ancillary accommodation at basement
- Includes 3 bedroom residential flat at first and second floor, accessed from the rear
- Within 13 min walk from Witham Rail Station providing regular services to London Liverpool Street
- Occupiers close by include Witham Town Hall, Nationwide, Morrisons Daily, Prezzo and more.

Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 85/85A (Ground Floor, Basement, First and Second Floor)	Ground Floor: 76 sq m (818 sq ft) Open plan retail, storage, kitchen, wc Basement: 28 sq m (300 sq ft) Two storage rooms First/Second Floor: 83 sq m (893 sq ft) 3 Bedrooms, kitchen, lounge/dining, storage, bathroom	Debenet Holdings Ltd	10 Years from 11 September 2026	£31,200	Note 1: FRI Note 2: Rent review on 11.09.31 linked to RPI Note 3: Tenant option to determine on 11.09.31 with min 6 months notice Note 4: Deposit held of £5,200 Note 5: Lease within Landlord & Tenant 1954 Act Note 6: Rent free period of 2 months from lease start date. The vendor will top-up rent until 11.11.26 so the buyer receives the equivalent to £31,200 p.a. from sale completion.
			Total	£31,200	

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Property Description:

Comprises ground floor retail shop (Class E) with ancillary accommodation at basement and a 3 bedroom self-contained flat at first and second floor, accessed from the rear and providing the following accommodation and dimensions:

Ground Floor: 76 sq m (818 sq ft)
Open plan retail, storage, kitchen, wc
Basement: 28 sq m (300 sq ft)
Two storage rooms

First/Second Floor: 83 sq m (893 sq ft)
3 Bedrooms, kitchen, lounge/dining, storage, bathroom

Total GIA: 187 sq m (2,011 sq ft)

Tenant Fitting Out

Tenancy:

The entire property is at present let to Debenet Holdings Ltd* for a term of 10 Years from 11th September 2026 at a current rent of £31,200 p.a. and the lease contains full repairing and insuring covenants. Rent review on 11.09.31 linked to RPI. Tenant option to determine on 11.09.31 with min 6 months notice. Deposit held of £5,200. Lease within Landlord & Tenant 1954 Act.

** Debenet Holdings Ltd is a London based IT service provider company. The property formed part of the company's strategic expansion into Essex.*
***Rent free period of 2 months from lease start date. The vendor will top-up rent until 11.11.26 so the buyer receives the equivalent to £31,200 p.a. from sale completion.*

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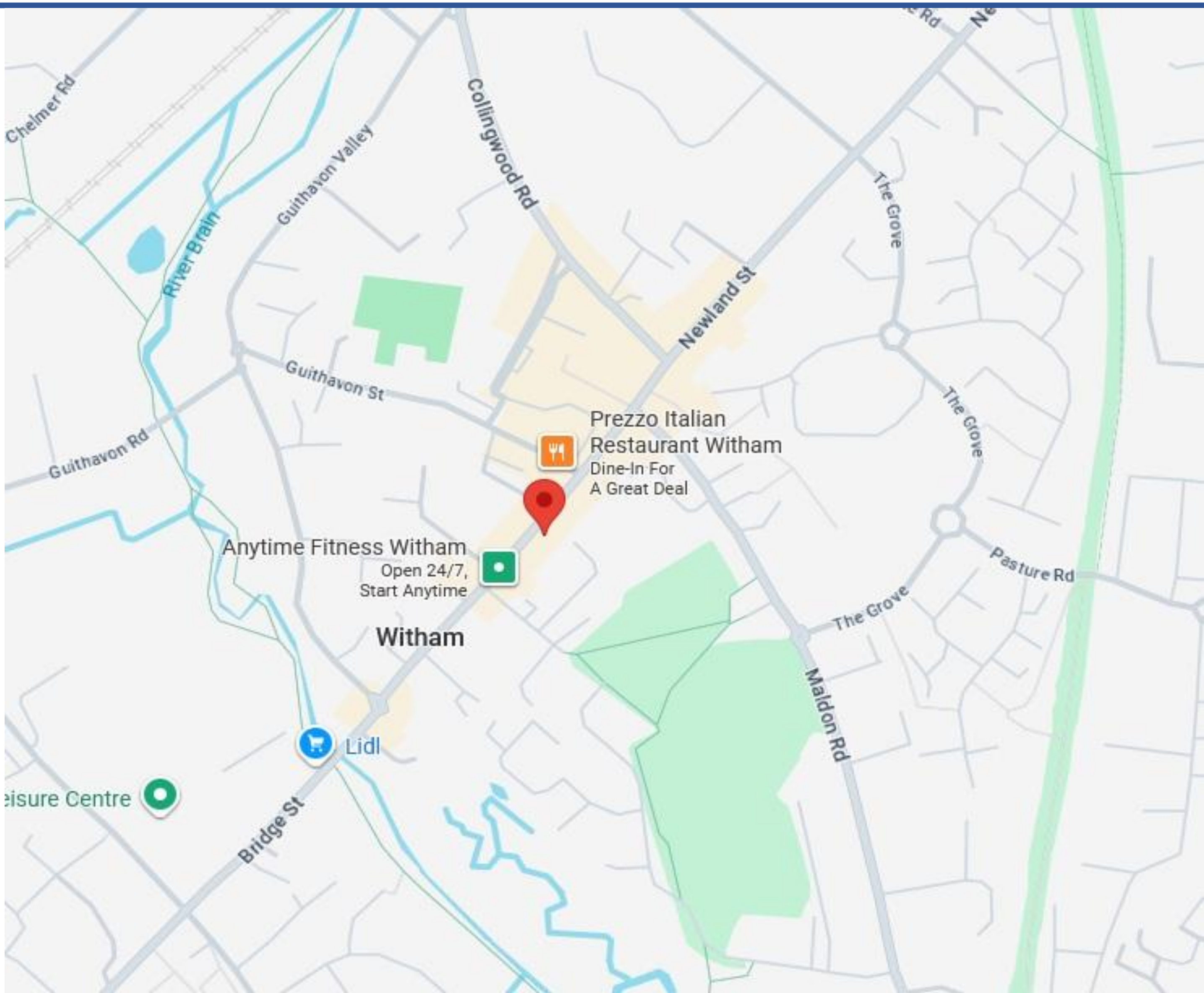
Location:

Witham is located some 9 miles north-east of Chelmsford and 12 miles south-west of Colchester. The town is located on the A12 trunk road, providing access to Junction 28 of the M25 Motorway. The property is situated on the east side of Newland Street, in the heart of the town centre. Witham Rail Station is located some 0.6 miles (13 min walk) from the property and provides regular service to London Liverpool Street (40 minutes). Occupiers close by include Witham Town Hall, Nationwide, Morrisons Daily, Prezzo, Anytime Fitness and many more.



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Contacts:
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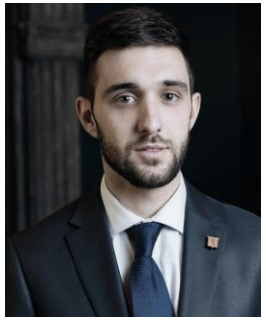

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