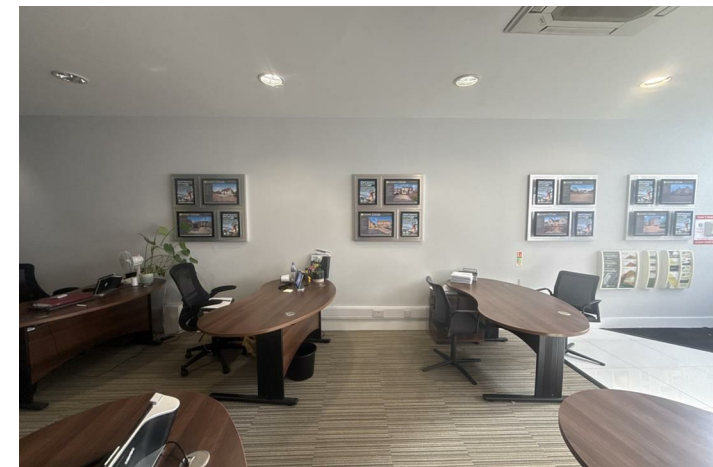




61A HIGH STREET BRAINTREE, CM7 1JX

£225,000

Prominent High Street Commercial Premises – Approx. 950 Sq Ft – Freehold £225,000 – Vacant Possession

A well-presented two-storey commercial property occupying a prominent position in the heart of Braintree town centre, extending to approximately 950 sq ft GIA across the ground and first floors.

The ground floor provides approximately 650 sq ft GIA, with a large glazed High Street frontage and display area providing excellent visibility and natural light. The accommodation is predominantly open plan, with a useful administrative area to the rear.



61A HIGH STREET

DESCRIPTION & TERMS

Description

The property comprises well-presented two-storey commercial premises of brick and steel-frame construction beneath a flat roof, extending to approximately 950 sq ft GIA in total.

The ground floor extends to approximately 650 sq ft GIA and provides predominantly open-plan commercial accommodation with a combination of vinyl and carpet floor coverings. A large glazed shop frontage with display area provides excellent natural light, together with strong visibility and prominence onto the High Street.

To the rear of the ground floor is a useful administrative area, with studwork partitioning leading through to the stairwell serving the first floor.

The first floor extends to approximately 300 sq ft GIA and is divided into two rooms, including a meeting room overlooking the High Street and benefiting from good natural light. Ancillary accommodation includes a WC, kitchen and staff welfare area, together with a rear fire exit.

The premises are presented in good condition throughout and benefit from air conditioning, a security alarm system, recessed lighting, good levels of natural light and front and rear access.

The accommodation is suitable for a variety of Class E uses, subject to any necessary consents.

Accommodation

Ground Floor: Approx. 650 sq ft GIA

First Floor: Approx. 300 sq ft GIA

Total: Approx. 950 sq ft GIA

Terms

The property is offered For Sale Freehold with Vacant Possession at an asking price of £225,000, subject to contract.

The property provides an attractive opportunity for an owner-occupier seeking well-presented commercial premises in a prominent Braintree High Street location.

Business Rates

The purchaser will be responsible for all business rates applicable to the property following completion.

Interested parties are advised to make their own enquiries with Braintree District Council regarding the current Rateable Value, rates payable and eligibility for any available business rates relief.

VAT

The property is not currently opted to tax and therefore VAT is not currently applicable to the purchase price.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

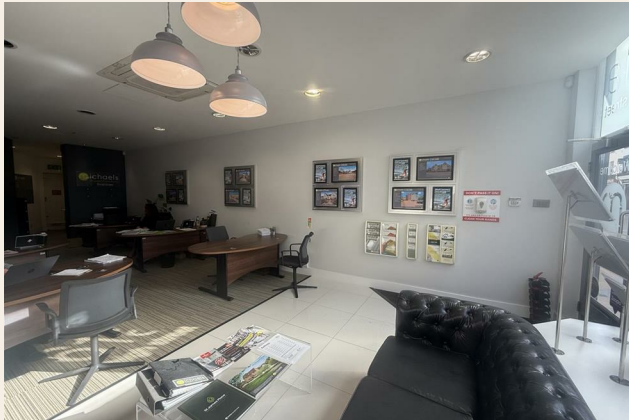
Viewings

Strictly by prior appointment.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identity and address, together with evidence of source of funds and any other information required to satisfy AML requirements prior to solicitors being instructed.

All terms are subject to contract.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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