

Witham – 85/85A Newland Street, Essex CM8 1AA
Retail Shop & Residential Flat to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Witham – 85/85A Newland Street, Essex CM8 1AA

Retail Shop & Residential Flat to Rent



Property Features:

- Comprises ground floor retail shop with ancillary accommodation at basement
- Suitable for variety of uses (Class E)
- Includes 3 bedroom residential flat at first and second floor, accessed from the rear
- VAT is applicable to this property
- Total area size 187 sq m (2,011 sq ft)
- Available on a new lease with flexible terms
- Witham Rail Station is located some 0.6 miles (13 min walk) from the property and provides regular service to London Liverpool Street (40 min)
- Occupiers close by include Witham Town Hall, Nationwide, Morrisons Daily, Prezzo and many more.



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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)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £680.77 + VAT per week (PCM: £2,950 + VAT)

Deposit: £8,850 (3 Months)

Rateable Value:

Rateable Value - £12,750 p.a.

Rates Payable ~ £1,750* p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating (shop) and a D Rating (flat).
Certificate and further details available on request.



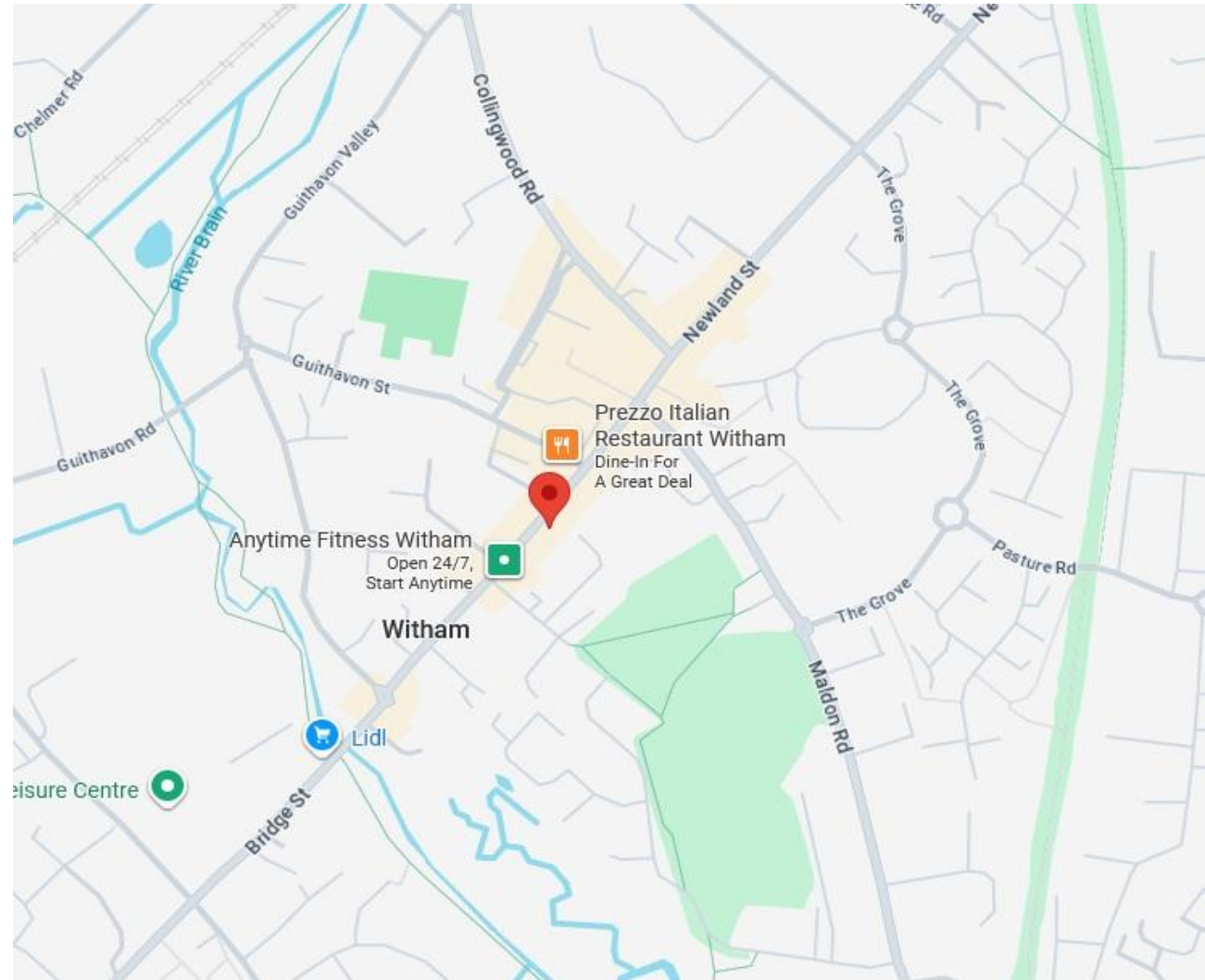
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Location:

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:

For further information or to schedule a viewing, please contact a member of our team below.



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