

Witham - 27A Bridge Street, Essex CM8 1BU  
Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Witham - 27A Bridge Street, Essex CM8 1BU

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £175,000
- Gross Initial Yield: 8.57%
- Rental Income: £15,000 p.a.
- VAT is NOT applicable to this property
- Comprises two-storey retail premises t/a office
- Occupies a prominent position on the south side of Bridge Street, the town's principal through road. Occupiers nearby include Lidl, Motorbike Dealer, Solicitor`s, Takeaway and many more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 27A (Ground & First Floor)	Ground Floor: Open plan retail, office, storage, wc First Floor: Two rooms with kitchenette	Brink Riley Properties Ltd (with personal guarantee)	5 Years from 18 February 2026	£15,000	Note 1: FRI Note 2: Rent review on 19.02.29 linked to RPI Note 3: Tenant option to determine on 19.02.29 with min 6 months notice Note 4: Deposit held of £3,750
			<b>Total</b>	<b>£15,000</b>	

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### Property Description:

Comprises two-storey premises arranged as a ground floor retail with ancillary at first floor, providing the following accommodation and dimensions:

Ground Floor: Open plan retail, office, storage, wc

First Floor: Two rooms with kitchenette

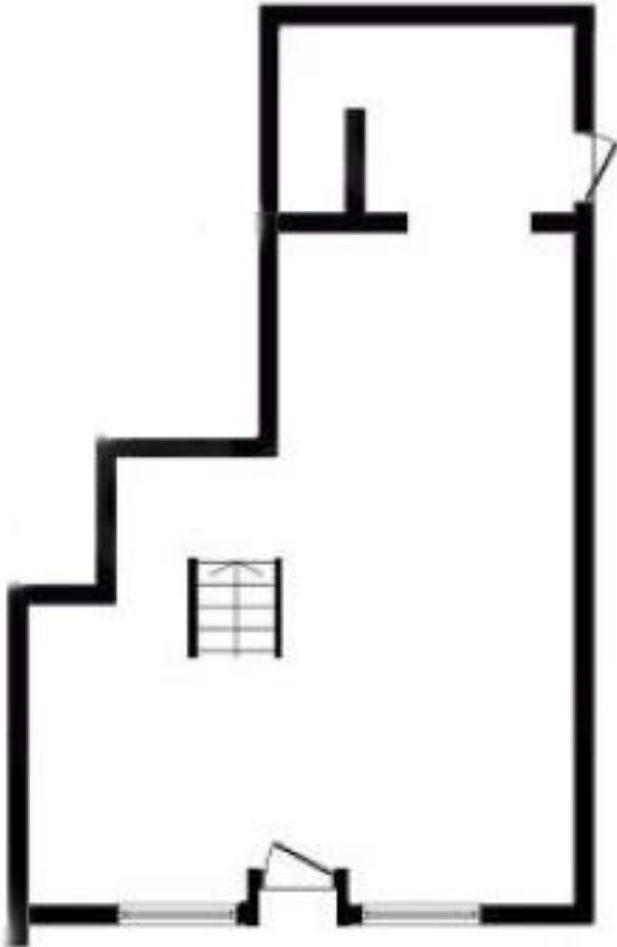
**Total GIA: 76 sq m (818 sq ft)**

### Tenancy:

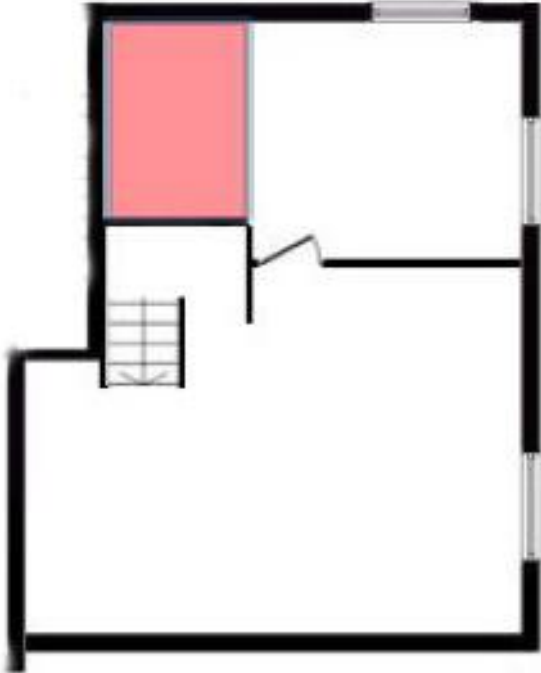
The property is at present let to Brink Riley Properties Ltd (with personal guarantee) for a term of 5 years from 19<sup>th</sup> February 2026 at a current rent of £15,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 19.02.29 linked to RPI. Tenant option to determine on 19.02.29 with min 6 months notice. Deposit held of £3,750.



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Ground Floor



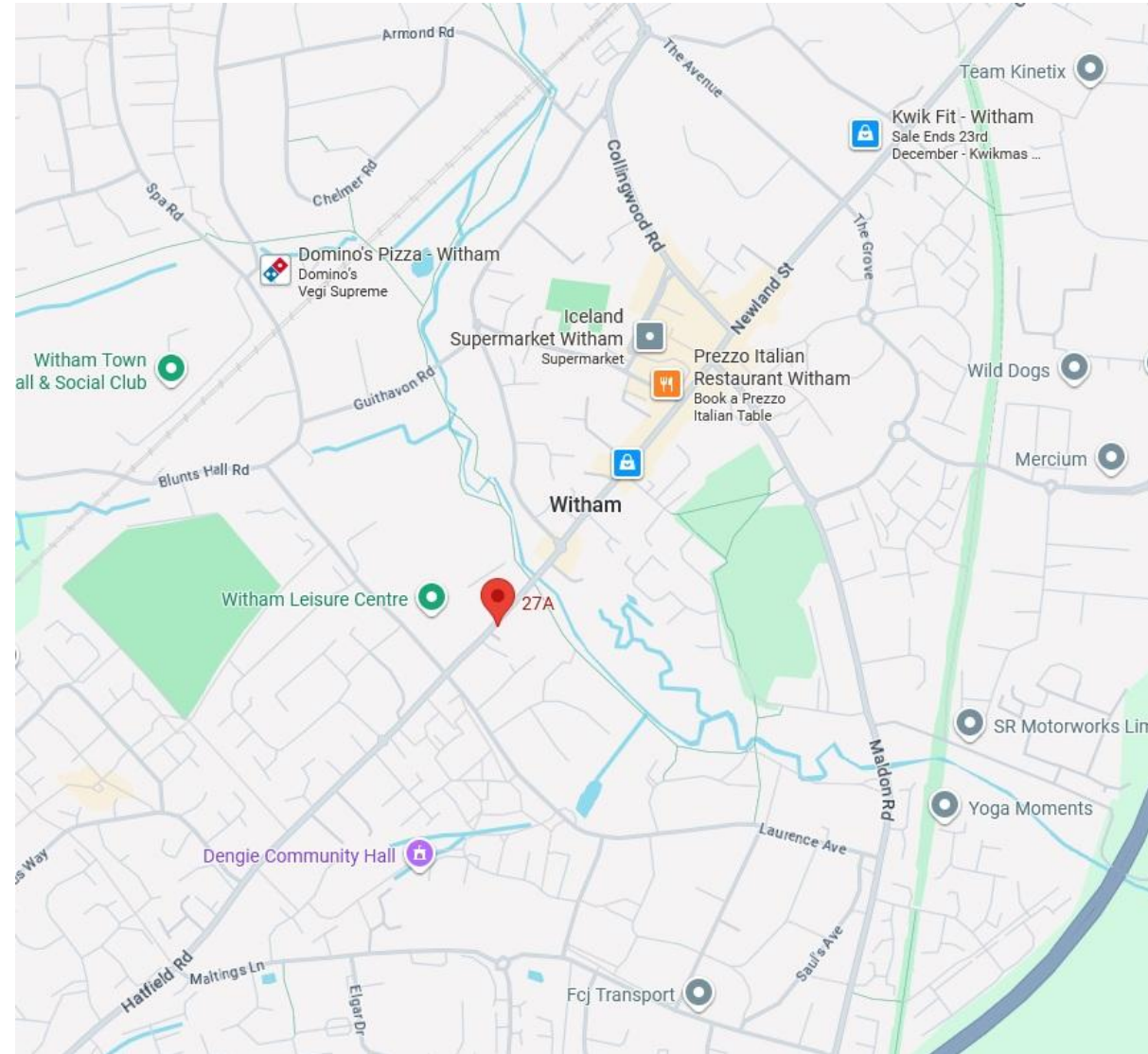
First Floor

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## Location:

Witham is situated adjacent to the A12 providing access to the M25 (around 30 minutes drive to the south-west). Colchester is approximately 14 miles to the northeast, Chelmsford approximately 10 miles to the south-west. Stansted Airport is approximately 23 miles to the north west. The property occupies a prominent position on the south side of Bridge Street, the town's principal through road. Occupiers nearby include Lidl, Motorbike Dealer, Solicitor's, Takeaway and many more.



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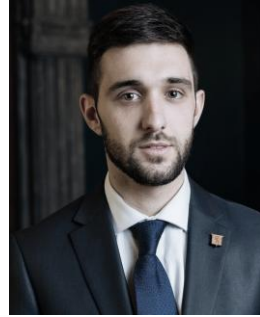
## Freehold Retail Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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