

Unit 5, The Grove Centre, Witham, Essex, CM8 2YT



**Prime Retail
Unit**

**188.10 sq. m
(2,025 sq. ft.)**

To Let

- Situated within a popular shopping centre
- Nearby occupiers include Tesco, Superdrug and Clarks Shoes
- First Floor Storage
- WC & Kitchenette Facilities

Details

Location

Occupying a prominent corner position within The Grove Centre, the unit is adjacent to Costa Coffee and Holland & Barrett stores. The Grove Centre is anchored by Tesco and other retailers including Burton's, Clarks Shoes, Boots Opticians, Clinton Cards and Superdrug.

Description

The property comprises an open plan retail area over ground floor and storage accommodation over first floor. WC and kitchenette facilities are provided.

Accommodation

The property comprises the following areas and dimensions:

Internal Width	19'6"
Shop Depth	74'0"
Ground Floor Retail	1,375 sq. ft.
First Floor Storage	650 sq. ft.

Local Authority

Braintree District Council
Causeway House
Bocking End
Braintree Essex CM7 9HB
Telephone: 01376 552525

Business Rates

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Unit 5	Rateable value	£31,750
	Rates payable (2014/2015)	£14,954.25 pa

Boundaries

The vendor and the vendor's agent will do their best to identify the ownership of the boundaries, hedges, fences and ditches but will not be bound to determine these.

The purchaser will have to satisfy themselves as to the ownership of any boundaries.

Particulars

Prepared in November 2014.

Rent

Offers invited.

Service Charge

Approximate current service charge for the year 2014/2015:

£5,000

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult with professional advisers as to their liabilities, if any, in this direction.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Energy Rating

D

Viewing

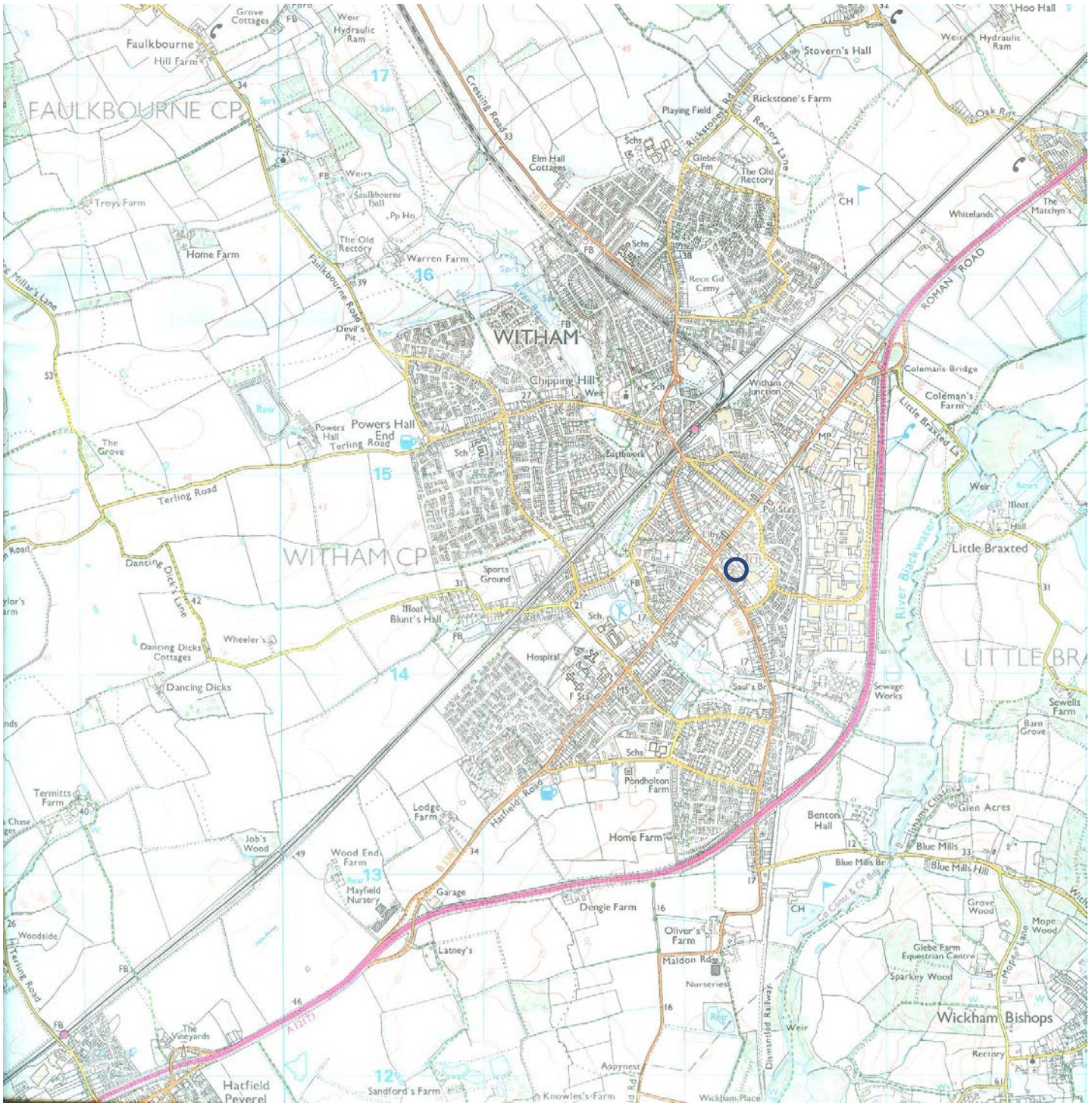
Strictly by prior appointment with the sole agent:

Fenn Wright

64 Newland Street, Witham, CM8 1AH

01376 530 135
fennwright.co.uk

Contact James Wright
jw@fennwright.co.uk



For further information

01376 530 135
fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Offices in:
 Kesgrave
 Ipswich
 Manningtree
 Colchester
 Stanway
 Witham
 Chelmsford
 London

**Fenn Wright
 have Essex
 and Suffolk
 covered**