



46 East Street, Braintree, Essex, CM7 3JJ

For Sale - Guide Price £395,000

Detached Industrial Workshop

852.71 sq. m (9,176 sq. ft.)

- Ample Parking
- Town Centre Position
- MOT Testing Station
- Three Phase Power
- Gas Blower Heaters

Location

The property is located on East Street in Braintree town centre a few hundred yards from a Peugeot Dealership. The High Street can be found approximately half a mile to the west and Freeport Shopping Outlet can be found approximately half a mile to the south east. The A120 dual carriageway which provides convenient access to the M11 and Stansted Airport can be found less than a mile to the South East.

Description

The property comprises a detached industrial workshop which is currently being used for car repairs, servicing and MOT's. The property benefits from the following:

- Four Roller Shutter Access Doors
- Three Phase Power
- Gas Blower Heaters
- Sodium Lighting
- Customer Reception / Office Accommodation
- First Floor Office/ Storage Mezzanine
- WC Facilities
- Two Secure Yards
- Ample Parking

Accommodation

The premises provide the following approximate gross internal floor areas:

Ground Floor		
Reception/Office/WC Facilities	106.44 Sq. M.	1,145 Sq. Ft.
Workshop	493.57 Sq. M.	5,312 Sq. Ft.
First Floor		
Offices/Store	104.95 Sq. M.	1,129 Sq. Ft.
Office/Store (Mezzanine)	147.75 Sq. M.	1,590 Sq. Ft.
Total	852.71 Sq. M.	9,176 Sq. Ft.

Energy Rating

TBC

Business Rates

According to verbal enquiries with the Rating Authority the premises are assessed as follows:

Rateable Value	£35,250
Rates payable (2014/2015)	£16,602 per annum

Guide Price

Offers in the region of £395,000.

VAT

TBC.

Viewing

Strictly by prior appointment with the Sole Agents:

Fenn Wright, 64 Newland Street, Witham, Essex, CM8 1AH

JAMES WRIGHT

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