



40 Newland Street, Witham, Essex, CM8 2AR

To Let

Prime Retail Unit with Double Frontage

Retail Area 500 sq ft (46.4 sq m) plus

Ancillaries 864 sq ft (80.26 sq m)

- Immediately available on new lease
- Adjoining Boots The Chemist, Ladbrokes, 99p Stores
- A1 Retail Use
- Full Height Display Windows
- Energy rating: G

Location

Witham is a well established shopping centre in Essex, situated between Chelmsford and Colchester on the A12. The town has a resident catchment population of approximately 58,000, which continues to grow.

The property is prominently situated at the busy junction of Newland Street with Collingwood Road and occupies a prime retail position in the town. Adjoining the property other retailers include Boots, Ladbroke's, 99p Stores and Martin McColl.

Description

The property comprises a ground floor lock up retail unit with a small basement area. The retail unit benefits from full height glazed windows to three sides and a pavement level entry door.

To the rear of the retail area is a separate workroom previously used as a photography studio and a secondary means of access onto Lockram Lane.

There are further storerooms, staff areas and W.C. facilities upstairs.

Adjoining the property is a self contained small retail area known as 40B Lockram Lane and this is also available by separate negotiation.

Accommodation

Retail Area	500 sq ft	(46.4 sq m)
Rear Workroom/Studio	348 sq ft	(32.3 sq m)
Ground Floor Ancillaries	75 sq ft	(6.96 sq m)
First Floor Accommodation	441 sq ft	(41 sq m)

Tenure

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£19,250** per annum.

Legal Costs

Each party will bear their own legal costs in connection with this transaction.

Business Rates

The premises has a Rateable Value of £19,250. The rates payable for the current tax year (2013/2014) are therefore estimated at £9,140 per annum.

Viewing

Strictly by prior appointment with the Sole Agents:

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

Lewis Chambers T: 01206 216562 E: lcc@fennwright.co.uk

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