



104 Newland Street, Witham, Essex, CM8 1AL

To Let

Town Centre Retail Unit

66.55 sq. m (716 sq. ft.)

- A1/A2 Use Class
- Open Plan Ground Floor Retail Area
- Kitchenette & WC Facilities
- Nearby occupiers include Weatherspoons and Ladbrokes

Location

The property is situated at the southern end of the High Street within close proximity to a number of local and national retailers. Nearby occupiers include JD Weatherspoons, Co Op Funeral Directors and Ladbrokes.

Description

The property is situated on the ground floor of Newland Court, a two story residential development. The accommodation is predominantly open plan and benefits from an extensive glazed window display area, suspending ceiling and carpeting throughout. A separate WC and kitchenette facility are provided.

Car parking is not provided, however there are numerous public car parks located nearby. We understand annual permits are available from the Local Authority.

Accommodation

Retail	58.00 sq. m	(624 sq. ft.)
Kitchenette/WC	8.55 sq. m	(92 sq. ft.)
Total	66.55 sq. m	(716 sq. ft.)

Terms

The property is available to let on a new lease on terms to be agreed.

Rent

£14,000 per annum. VAT is **not** payable on the rent.

Business Rates

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

Rateable Value	£10,250
Rates payable (2013/2014)	£4,825 per annum approx.

We understand the property may be eligible for small business rate relief. We advise interested parties to speak to the Local Authority for confirmation of the figures.

Legal Costs

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

Viewing

Strictly by prior appointment with the sole letting agents:

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

JAMES WRIGHT

T: 01376 530135

E: jw@fennwright.co.uk



Energy Performance Certificate

Non-Domestic Building

104 Newbold Street
WITHAM
CM8 1AH

Certificate Reference Number:
9020-4968-0317-3760-3090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/apbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

77

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 68

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 60.85

Benchmarks

Buildings similar to this one could have ratings as follows:

24

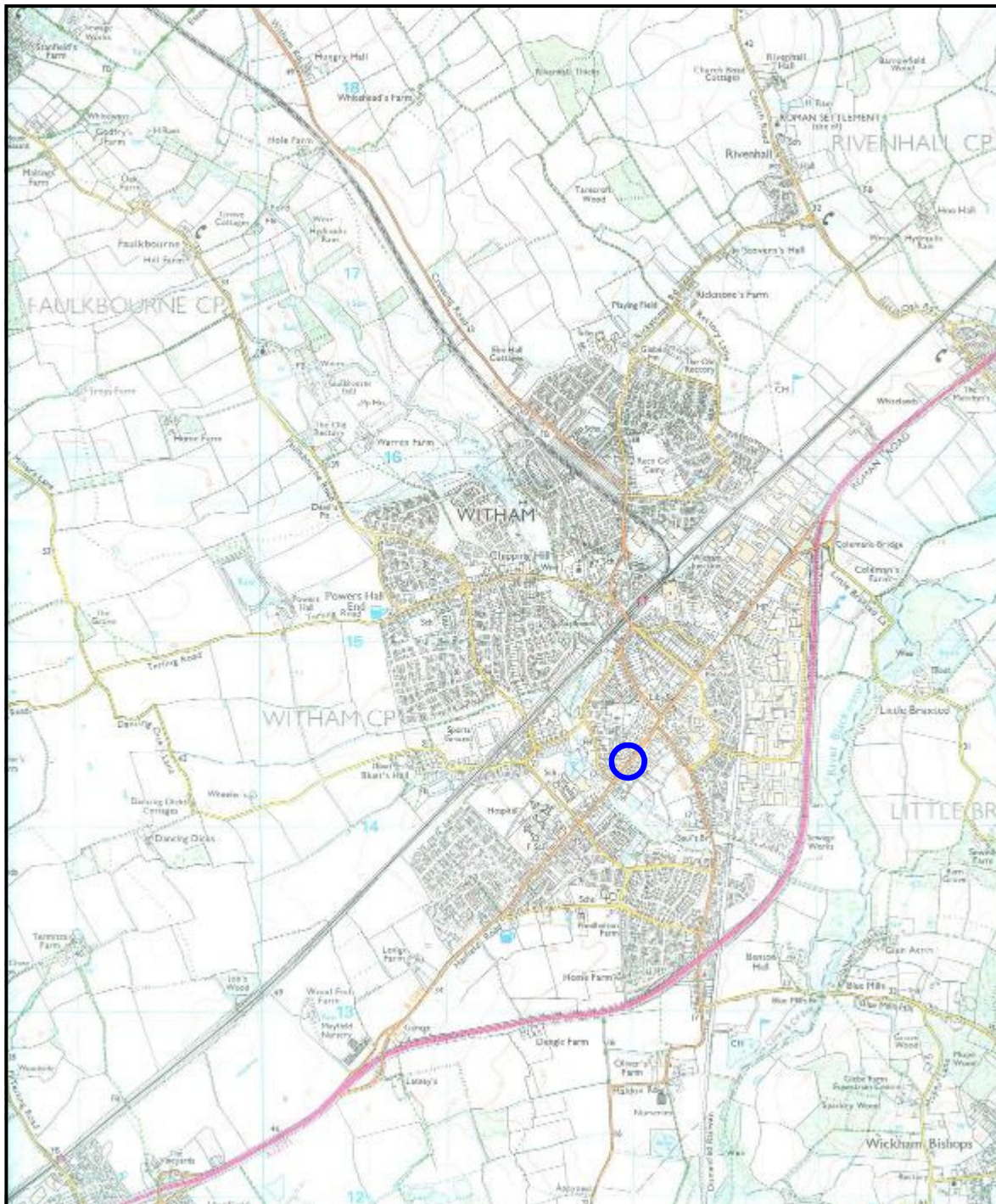
If newly built

64

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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.