

WITHAM



TO LET

Basement

68

Newland Street

Witham

CM8 1AH

RETAIL

1,071 SQ. FT. (100 SQ. M.)



Basement Retail Unit



Prominent Corner Position



Nearby Occupiers Barclays & Mccolls



New Lease Available



Rent Only £12,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on Newland Street at the junction with Guithavon Street, this lock up retail unit. The property is located in a popular position, being approx. 0.6 m from Witham Station and offers lay-by parking nearby.

There are stairs leading down to a basement, which was previously fitted as a restaurant with a kitchen and seating area. There are additional stairs to the rear with a separate entrance for the basement, along with additional W.Cs



ACCOMODATION

	SQ.FT.	SQ.M.
Basement	1,071	100

TOTAL	1,071	100
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TERMS

The property is available upon a new full repairing and insuring lease for a term to be agreed

EPC

B



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Witham Town Council on 01376 520627.

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£12,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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