



WELL APPOINTED OFFICE BUILDING FOR SALE

979 SQ FT (90.95 SQM) APPROX

9 White Street, Great Dunmow, Essex, CM6 1BD

9 White Street is a 3 storey office building located in the centre of Great Dunmow, adjacent to the Co-Operative Supermarket, the town's library, and close to the White Street pay and display car park.

The building was converted in 2016 and now provides high specification offices including MVHR system, air conditioning and solar panel system.

- Air Conditioned
- MVHR System
- Speaker System
- LED Lighting
- Central Location
- Rateable Value £14,500
- VAT is not charged
- EPC - C

PRICE £240,000

Mullucks

01279 755900 | mullucks@mullucks.co.uk



Ground Floor: 253 sq ft Office and Staff Facilities
First Floor: 335 sq ft Two Offices
Second Floor: 391 sq ft Open plan office with central stair access

BUSINESS RATES

We understand that the property has a Rateable Value of £14,500. Prospective occupiers should make their own enquiries of Uttlesford District Council - 01799 510510 to verify the Business Rates payable.

LEGAL COSTS

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

VAT

Unless otherwise stated, all prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is not charged on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at

<https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

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