

# WITHAM



# TO LET

68 Newland Street,  
Witham,  
Essex CM8 1AH

**BASEMENT RETAIL UNIT  
1,071 SQ. FT. ( 99.53 SQ. M. )**



**BASEMENT UNIT**



**PROMINENT CORNER POSITION  
ON WITHAM HIGH STREET**



**NEARBY OCCUPIERS INCLUDE  
PREZZO, BARCLAYS, MCCOLLS  
AND MORE LOCAL AMENITIES**



**NEW LEASE AVAILABLE**



**RENT ONLY £15,000 PA  
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 is this lock up retail unit. The property is located in a popular position being approx. 0.6m from Witham Station and offers lay by parking nearby.

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

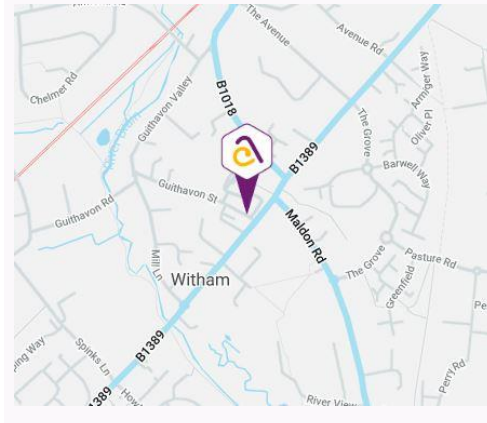


## ACCOMODATION

Basement 1,071 sq. ft. ( 99.53 sq. m.)

## TERMS

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



## BUSINESS RATES 2023

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.

## EPC

Rating B- 46

## RENT

Only £15,000 per annum exclusive plus VAT if applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

### Misrepresentation Act 1967

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