

TO LET

E Class Premises Located Within
Established Shopping Centre

692 sq. ft. (64 m²)

UNIT 13 THE GROVE SHOPPING CENTRE

Witham, Essex, CM8 2YT



- Other occupiers include Tesco Superstore, Costa, Holland and Barrett & Superdrug
- 327 on site car parking spaces

- Footfall in excess of 2.5 million
- Uses within Class E considered

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

The Grove Shopping Centre is an established retail destination located in the centre of the historic market town of Witham. Adjoining and set back from the town's busy main high street, The Grove is an open air village style shopping centre anchored by a Tesco Superstore.

Other recognised occupiers include Specsavers, Costa, Holland and Barrett and Superdrug as well as a number of independent businesses.

DESCRIPTION

Unit 13 is located in the heart of The Grove Shopping Centre opposite Costa and adjoining Boots Opticians.

ACCOMMODATION

Ground floor **692 sq. ft. (64 m²)**

The above floor areas are approximate and have been provided to us.

TENURE

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£18,500 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The building has a Rateable Value of £17,250, although this would be subject to reassessment. Interested parties are advised to make their own enquiries of Braintree District Council for verification.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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