

TO LET
£17,500 pax
3,021 sq. ft. TRADE
COUNTER &
YARD



5 RIVERSIDE BUSINESS CENTRE
STATION ROAD, LAWFORD CO11 1FJ

NP NICHOLAS
PERCIVAL
COMMERCIAL

PROMINENTLY POSITIONED TRADE COUNTER / OFFICE PREMISES WITH PARKING

GROUND AND FIRST FLOOR OFFICE AND STORAGE ACCOMMODATION SUITABLE FOR TRADE COUNTER / OFFICE / SHOWROOM USES

- Excellent visibility with road frontage on to the busy B1352 Station Road.
- Car parking and loading area to front and side.
- Available to let by way of a new FRI lease at £17,500 per annum plus VAT.

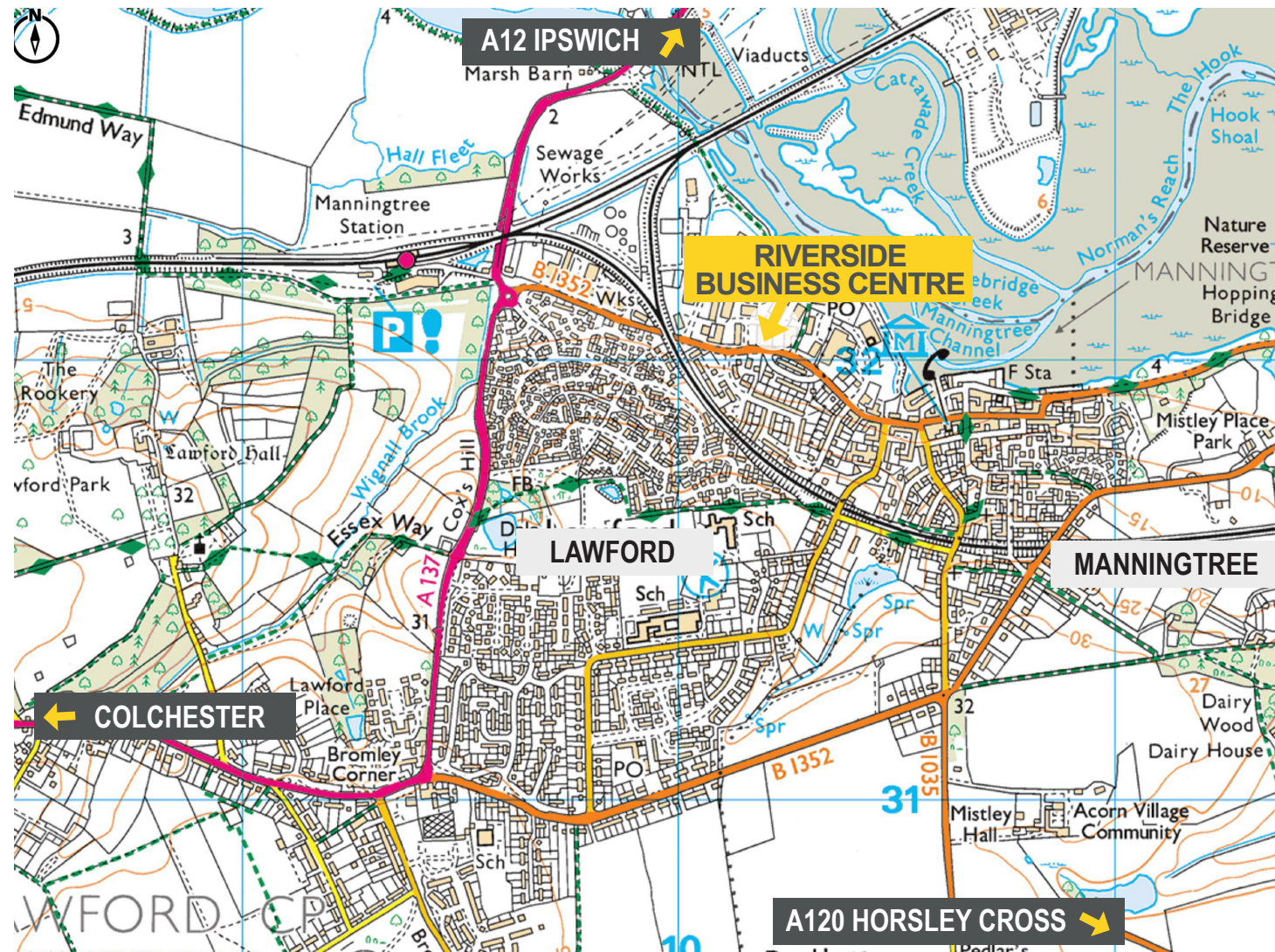
LOCATION & SITUATION

Manningtree is located in North East Essex to the south of the River Stour which marks the County boundary between Essex and Suffolk. Colchester is approximately 7 miles south east, Harwich 9 miles to the east and Ipswich, circa 12 miles to the north.

There is good access to the main A12 trunk road at J31 Holton St Mary/East Bergholt and to the A120 at Horsley Cross. Manningtree also benefits from a mainline railway station on the Greater Anglia Norwich to London line providing direct services to London Liverpool Street with journey times of approximately 1 hour.

The property has excellent visibility being prominently located with road frontage on to the busy B1352 Station Road.

Manningtree, incorporating the adjoining villages of Mistley and Lawford has expanded considerably in recent years and is home to a wide range of businesses and retailers in its High Street and industrial estates.



DESCRIPTION

The property comprises a trade counter / office / storage building prominently located along the busy Station road, extending to 3,012 sq. ft. over ground and first floors benefitting from gas central heating, LED lighting, UPVC double glazed windows and kitchen and WC facilities.

Externally, the property benefits from car parking and a loading area.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of C 67.

A copy of the certificate can be found on the GOV.UK non-domestic energy performance certificate register.

RATEABLE VALUE | BUSINESS RATES

The property is to be re-assessed for Business Rates. The most recent rating in April 2023 was valued at £27,500.

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of £17,500 per annum exclusive.

VAT

The property is elected for VAT, therefore VAT is applicable to the rent.

LEGAL FEES

Each party is to be responsible for their own legal fees in regard to this transaction.





VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.