TO LET

£14,400 PER ANNUM

elwell taylor



28 NEWLAND STREET WITHAM CM8 2AQ

TO LET

- LOCK UP RETAIL UNIT
- FULLY GLAZED SHOPFRONT
- AIR CONDITIONING
- TOWN CENTRE LOCATION

LOCATION

The property is located on Newland Street, Witham, the main retail High Street for the town, with its mix of national and independent retailers, services and restaurant/public houses. Nearby occupiers include Poundland, Superdrug, Ladbrokes and Boots.

DESCRIPTION

The property has most recently been occupied by a local pet store and comprises a ground floor lock-up shop unit. The retail area has a fully glazed shopfront, non-stick flooring, a suspended ceiling with inset fluorescent lighting, and an air conditioning unit. To the rear of the shop is a kitchenette, and a lean-to storage area providing access to 2 WCs.



ACCOMMODATION

Ground Floor Sales & Ancillary: 927 sq ft (86.2 sq m)

Lean-To Storage: 43 sq ft (4.0 sq m)

TOTAL: 970 sq ft (90.2 sq m)

TERMS

The property is available by way of a new fully repairing and insuring Lease, for a term to be agreed, at an annual rent of £15,000 exclusive of all other outgoings.

RENT

£14,400 Per Annum

VAT

We understand the property is elected for VAT

BUSINESS RATES

RV: £12,750 2022/23 Rate in the £: 49.9p

Rates Payable: £6,362.25 per annum

Small Business Rate Relief may apply and would result in reduced rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWINGS

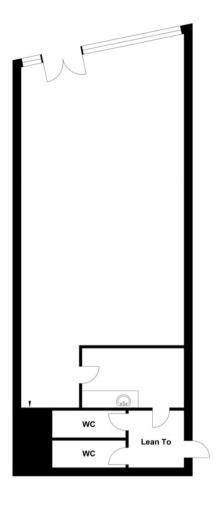
Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)











Gross Internal Floor Area: 99.88 m2 ... 1075 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, nooms and any other items are approximate and no reapproxibility is taken for any error, ormsison, or me-statement. This plan is for illustrative purposes only and should be used as auto by any prospective purphaser. This service, systems and applicates also have have been tested and no greatment as to the inceptability or efficiency on the given.

