

TO LET

£10,800 PER ANNUM

elwell taylor



99A HIGH STREET
COLCHESTER
CO5 9AA

FIRST FLOOR SELF-CONTAINED
PREMISES

- 740 SQ FT (68.75 SQ M)
- POPULAR HIGH STREET LOCATION
- SUITABLE FOR BEAUTY/OFFICE USERS
- RECENTLY REDECORATED THROUGHOUT

LOCATION

The property is located on Kelvedon High Street, a popular location for local retailers and other businesses in the charming Essex village.

Kelvedon is 10 miles southwest of Colchester, 15 miles northeast of Chelmsford and nearby to other popular villages such as Coggeshall and Tiptree.

DESCRIPTION

A self-contained first floor premises most recently used as an office but historically as a beauty salon.

Internally the unit is in good decorative order with carpets throughout with a mix of modern fluorescent lighting, LED lighting, and spotlights throughout. There are plentiful power and data points set around the perimeter of each room.

Please note that the property has now been made almost fully open plan except as to the kitchen and WC. Updated photos will be uploaded in due course.

Access to the property is via a steel staircase to the rear.

ACCOMMODATION

Net Internal Area: 666 sq ft (62 sq m)

TERMS

The property is available on a new effective full repairing and insuring lease at a rent of £10,800p/a

Rent is exclusive of VAT and any other outgoings.

RENT

£10,800 Per Annum

VAT

We understand the property is elected for VAT

BUSINESS RATES

Rateable Value: £7,100

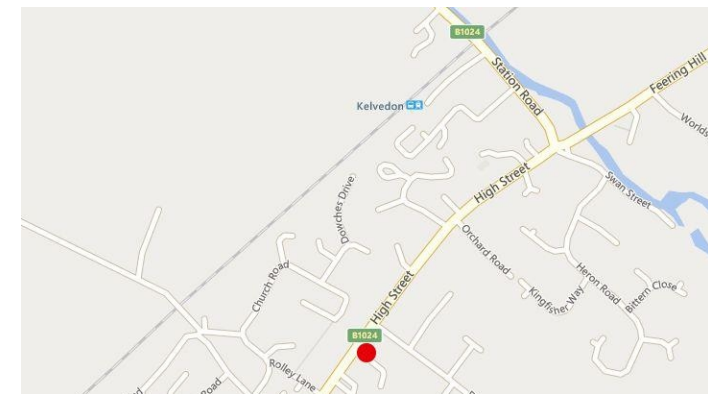
Small Business Rate Relief may apply and would result is no rates payable, please speak to Braintree District Council for further information.

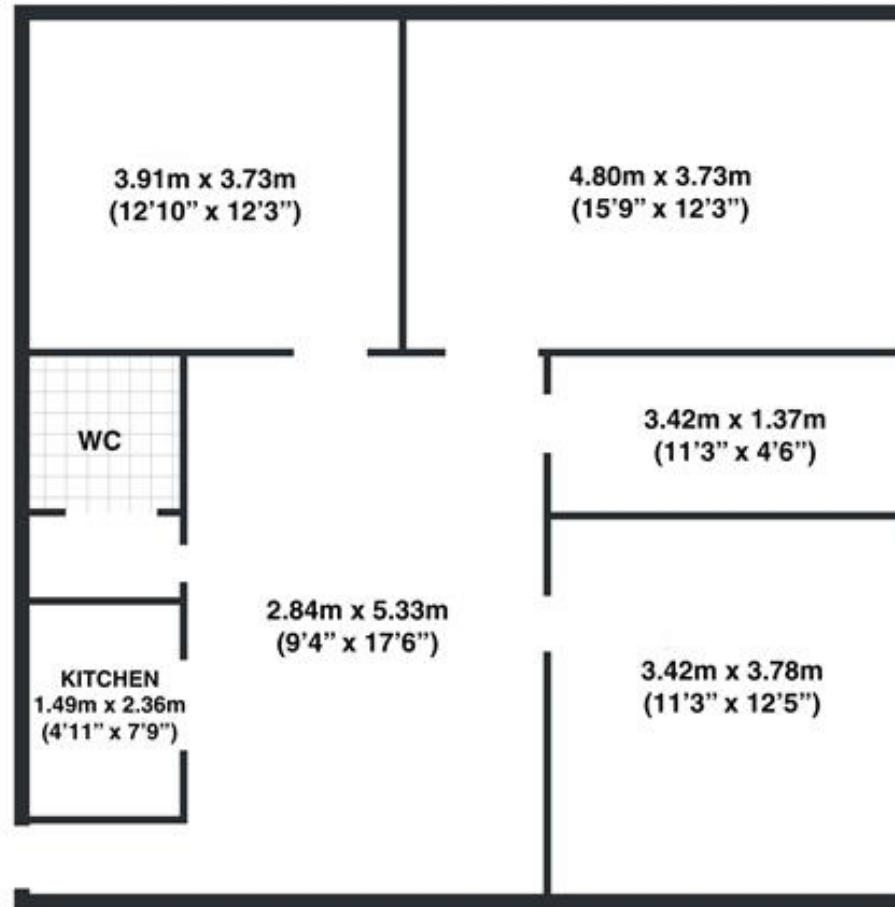
LEGAL COSTS

Each party to be responsible for their own legal costs

EPC

77 - Category D





Total area : approx. 68.72 sq. meters (739.6 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.