

FOR SALE

GUIDE PRICE £385,000

elwell taylor



THOMPSONS YARD, CHIPPING HILL
WITHAM
CM8 2DE

FOR SALE

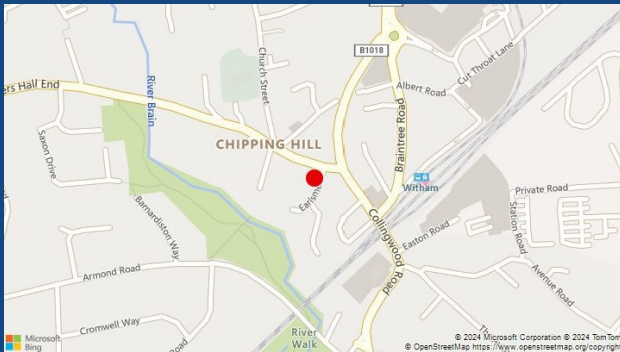
- LIGHT INDUSTRIAL/WORKSHOP UNIT
- SUITABLE FOR A WIDE VARIETY OF USES
- EXCELLENT TRANSPORT LINKS
- LARGE FORECOURT

LOCATION

The property is located on Thompson's Yard, in Witham, just off Station Road. The unit is adjacent to Witham Mainline Rail Station which provides links to London Liverpool Street, Chelmsford, Braintree and Colchester amongst others. The A12 is also a short drive away, providing excellent vehicular access to London and the South East.

DESCRIPTION

The property comprises a self-contained, 2-storey light industrial building on the Thompson's Yard estate in Witham. At ground floor level there are two large storage areas, accessed via a pair of double doors. The first floor is accessed via an external metal staircase leading into a large, open-plan workshop. Throughout the space benefits from wooden flooring throughout, and good levels of natural light. Externally there is a further secure storage building, and a large forecourt providing plentiful parking. Please be aware that there is a right of access across the forecourt for the occupants situated behind the property as well as their customers.



ACCOMMODATION

Ground Floor: 937 sq ft (87.0 sq m)
First Floor: 937 sq ft (87.0 sq m)
Storage Building: 509 sq ft (47.3 sq m)
Total: 2,383 sq ft (221.3 sq m)
All measurements in GIA.

CAR PARKING

4 spaces

TERMS

The property is available as a freehold interest with a guide price of £385,000 exclusive.

PRICE

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BUSINESS RATES

RV: £10,000 2024/25
Rate in the £: 49.9p
Rates Payable: £4,990 per annum

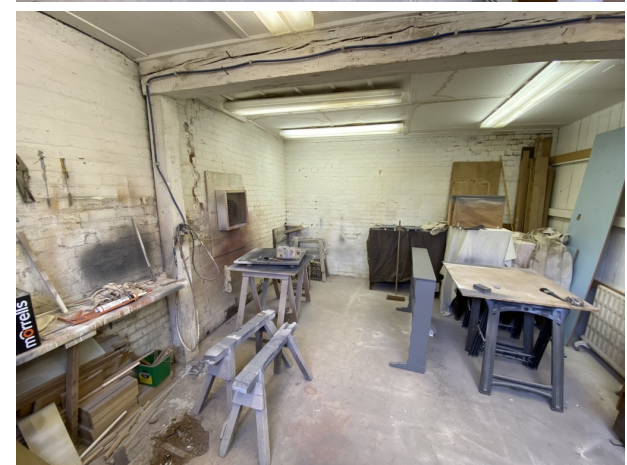
Small Business Rate Relief may apply and would result in nil rates payable.

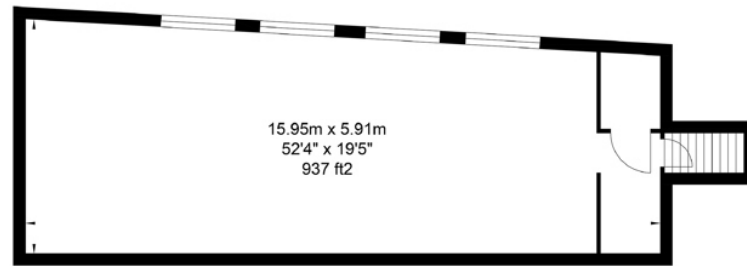
LEGAL COSTS

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

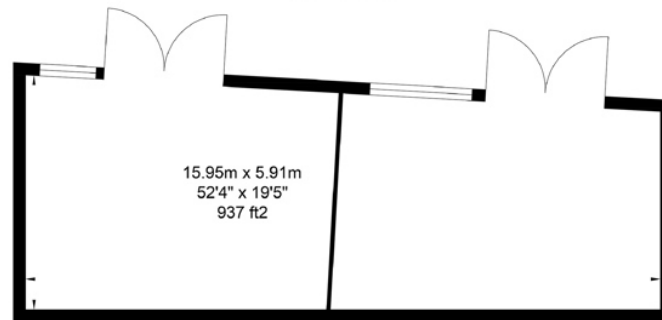
VIEWINGS

Strictly by appointment with sole agents Elwell Taylor.





First Floor



Ground Floor



Store Room

Gross Internal Floor Area : 221.38 m2 ... 2383 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.