

19a Collingwood Road, Witham CM8 2DY



To Let

**Place of Worship/
Community Hall
May Be Suitable For
Alternative Uses (S.T.P.P.)**

**1,675 Sq. Ft.
(155.65 Sq. M.)**



- **Quoting Rent: £13,500 Per Annum Exclusive Plus VAT**
- Short Walk To Witham Mainline Train Station
- Convenient Access to the A12 Dual Carriageway
- WC Facilities and Central Heating
- Approximately 5 Car Parking Spaces



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



RICS

the mark of
property
professionalism
worldwide

Details

Location

The property is situated on the junction of Collingwood Road and Newlands Drive, a short walk from the town centre. Witham mainline train station is approximately 0.4 miles away and provides a frequent services to London Liverpool Street station with journey times from approximately 45 minutes.

The property is approximately 1 mile from the nearest A12 junction which provides both north and southbound access.

Description

The property forms a detached single storey building most recently used as a place of worship and may be suitable for alternative uses (STPP).

The property is configured with an entrance foyer which leads into a large hall area with two office/storage areas. The property benefits from two WCs, central heating and fluorescent lighting.

Externally there is car parking for approximately 5 cars.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to comprise the following approximate Gross Internal Area:

Ground Floor: 1,675 sq. ft. (155.65 sq. m.)

Services

We understand the property is connected to mains water, drainage electricity and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Business Rates

We understand that the property was removed from the Valuation Office Agency Rating List due to being a place of Public Religious Worship/Church Hall. The property will require assessment for business rates for alternative future uses and applicants are advised to contact the Local Authority for further information.

Local Authority

Braintree District Council
T. 01376 552525

EPC

D-92

Planning

We understand that the property has long-standing F.1 Learning and Non-Residential Institutions Use. The property may be suitable for alternative uses (S.T.P.P.) and applicants are advised to contact the Local Authority for further information.

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £13,500 per annum exclusive plus VAT.

VAT

We understand that the property is elected to VAT.

Legal Costs

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

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

64 Newland Street, Witham CM8 1AH

01376 530135

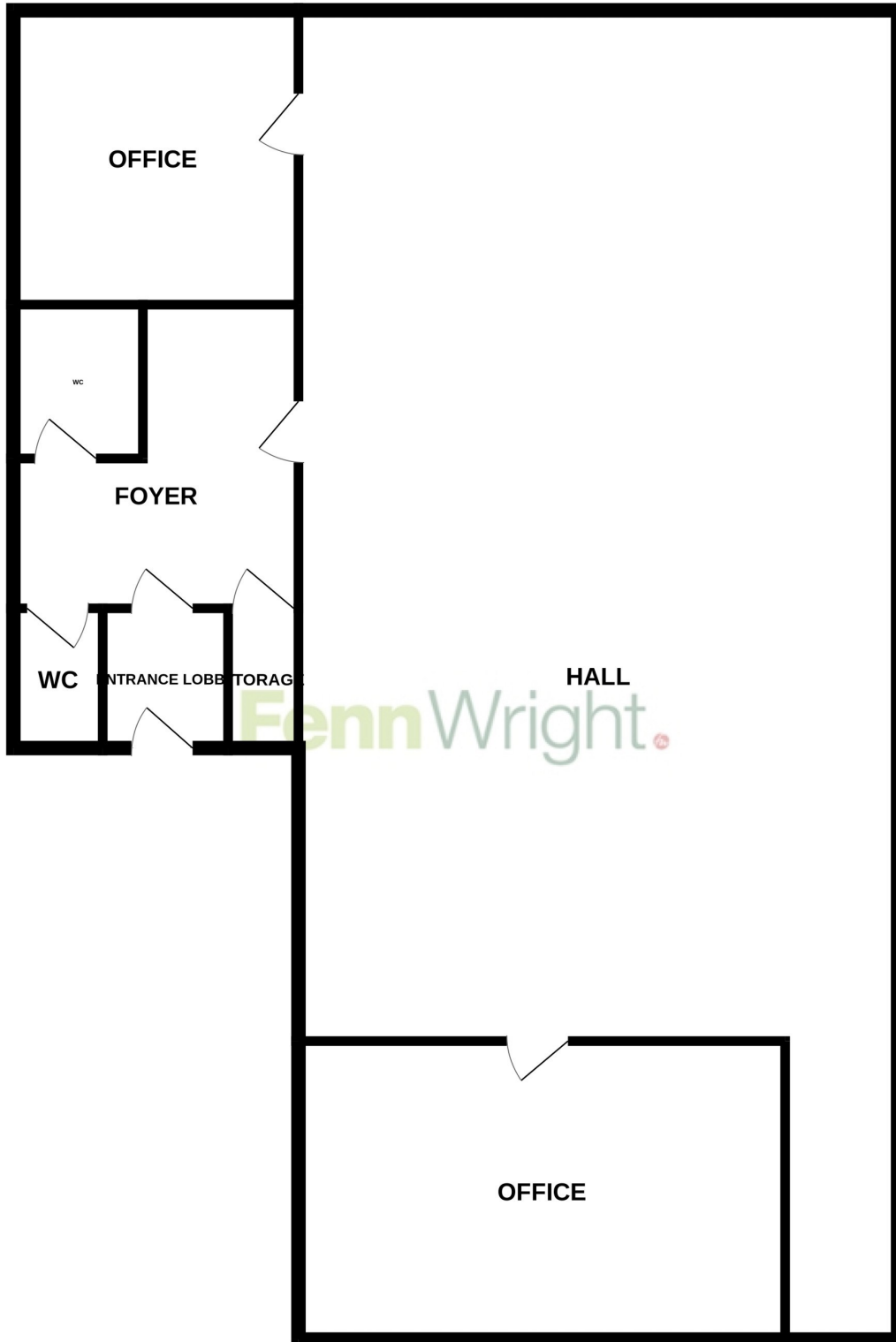
fennwright.co.uk

Contact:

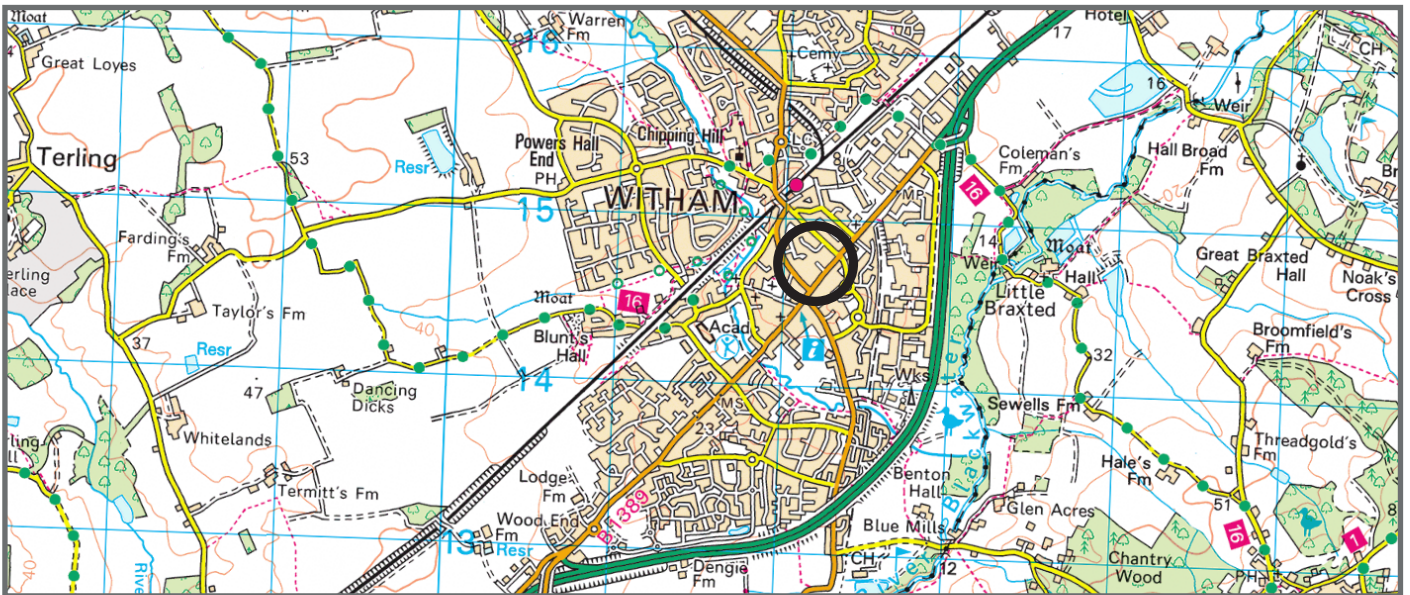
John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk

Floorplan - Not to scale and for indication purposes only



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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For further information

01376 530135

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