

Office 1, Goss House, The Street, Rayne, Braintree CM77 6RW



For Sale / To Let

**Open Plan Office With
Two Car Parking Spaces**

**660 Sq. Ft.
(61.36 Sq. M.)**

- **Guide Price: £165,000 plus VAT**
- **Quoting Rent: £13,200 Per Annum Exclusive Plus VAT**
- Return Glazed Retail Frontage
- Air Conditioning and Central Heating
- WC and Shower Facilities
- Kitchenette Facilities



RICS

the mark of
property
professionalism
worldwide

Details

Location

The property is situated in the village of Rayne which is approximately 2 miles to the west of Braintree. The village of Rayne benefits from newsagents, restaurants and public houses.

The property is less than 2 miles from the A120 and A131 roundabout providing east and westbound access to the A120.

The property fronts The Street occupying a corner position on the junction of The Street and Foundry Way. Foundry way provides unrestricted on-street parking.

Description

The property provides ground floor open plan office accommodation and benefits from air conditioning and central heating, carpet, perimeter trunking and surface mounted lighting. The office has a kitchenette and there are WC and shower facilities to the rear.

Externally is an undercroft parking bay for 2 cars.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the approximate net internal floor area to be as follows:

Office: 660 sq. ft. (61.36 sq. m.)

Services

We understand the property is connected to mains water, drainage, gas and electricity. 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.

Local Authority

Braintree District Council

T: 01376 552525

Energy Performance Certificate

D-77.

Business Rates

The property is listed in the Valuation Office Agency Rating List as follows:

Rateable Value: £7,300
Approx. Rates Payable (2024/25): £3,643 pa

Occupiers may benefit from full rates relief through the small business rates relief scheme subject to property being their sole business premise and individual circumstances.

Service Charge

There is a service charge towards the upkeep of the scheme which is currently estimated £900 per annum plus VAT.

Tenure

The property is held on a long-leasehold basis for term of 199 years from 1st January 2009. We understand the ground rent is currently £125 plus VAT.

Terms

The property is available to let on a new effective full repairing and insuring lease by way of service charge for a term to be agreed at a commencing rent of £13,200 per annum exclusive plus VAT.

Alternatively, the property is available for sale at a guide price of £165,000 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

20 Duke Street, Chelmsford CM1 1HL

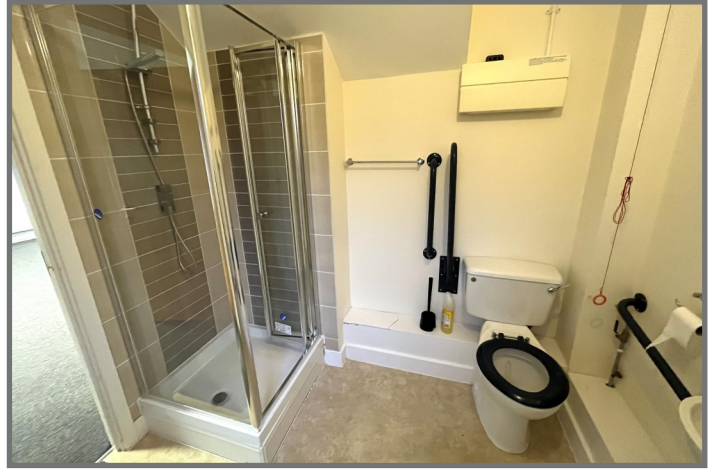
01245 261226

fennwright.co.uk

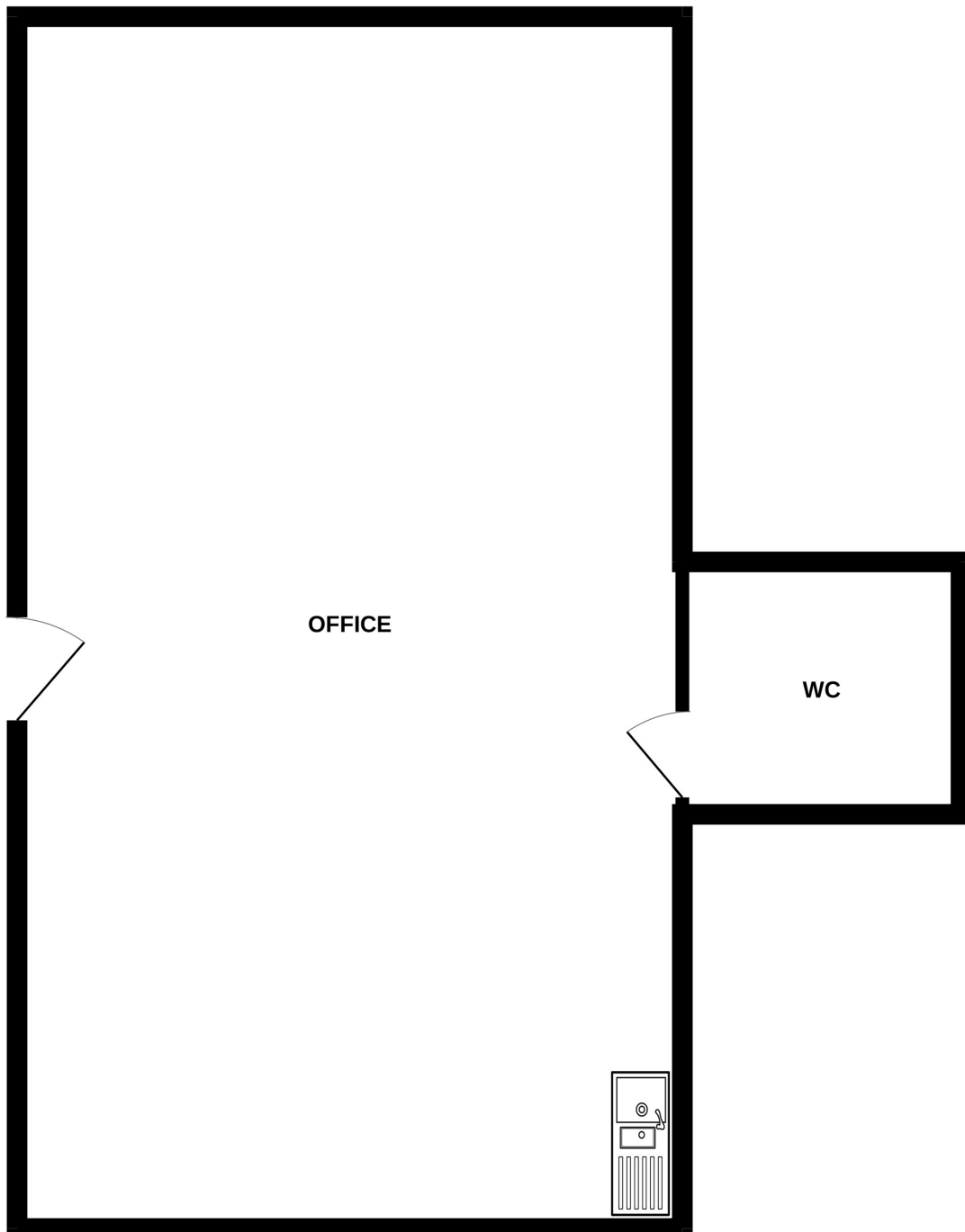
Contact:

John Logan jdl@fennwright.co.uk

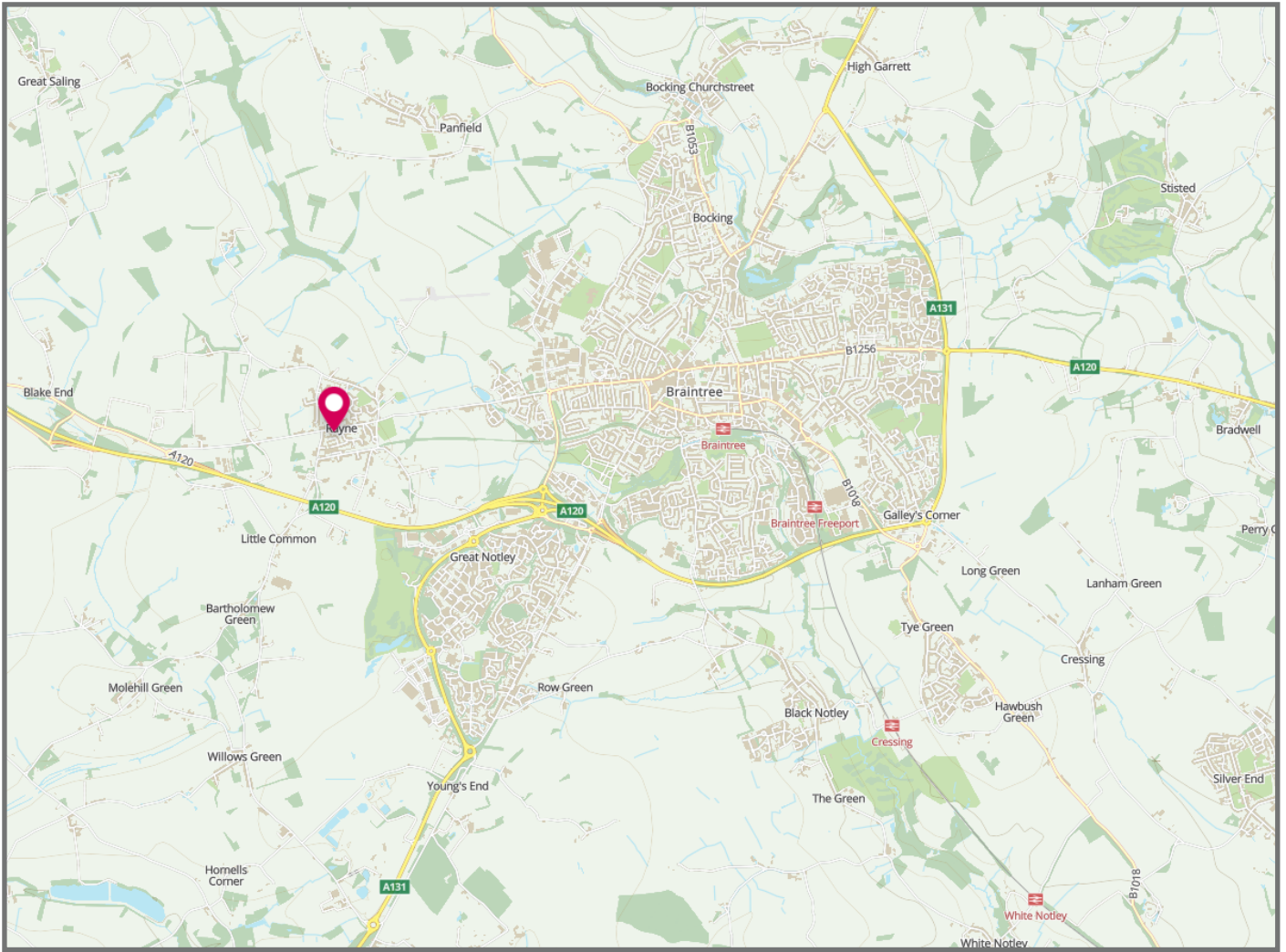
James Wright jw@fennwright.co.uk



Floorplan - Not to Scale and for Indicative 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.
Made with Metropix ©2023



For further information

01245 261226

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex CO3 8RQ. A list of members is open to inspection at our offices.

