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DAVID MARTIN
GROUP

8The Street

Wickham Bishops, Witham, CM8 3NN

Guide Price £300,00 - £325,000

EPC Rating 'TBC'

- Central Village Location
- Private Garden
- Garage And Workshop to Rear
- Ideal Investment Opportunity





Property Description

David Martin Estate Agents are delighted to offer for sale this Freehold retail unit centrally situation in the highly sought after village of Wickham Bishops. The property is currently let on a 12 month lease which we understand from the vendor is generating an income of £11,250 per annum. The property has a spacious shop front with office and store rooms to rear, with WC. The property has a parking space to the rear and a garage measuring 18ft. x 8'6ft with workshop measuring 20ft x 17ft to rear and a private garden. Viewing is advised to appreciate the potential of the property.





SHOP FRONT

21' x 17' (6.4m x 5.18m) With an additional 8'6ft x 8'2ft area.

OFFICE

9' 5" x 8' 6" (2.87m x 2.59m)

STORE ROOM

9' 5" x 9' 10" (2.87m x 3m)

STORE ROOM

13' x 10' (3.96m x 3.05m)

WC

Wash hand basin and low flush WC

GARAGE

18' x 8' 6" (5.49m x 2.59m) Double doors, power and light connected, access to workshop:

WORKSHOP

20' x 17' (6.1m x 5.18m) Power and light connected, window to rear and door connecting to garden.

GARDEN

26' x 21' (7.92m x 6.4m) Enclosed by fencing.

AGENTS NOTE

The property is being offered with the Freehold and the vendor has advised us that the property is let for 12 months lease with an annual return of £11,250. We advise any buyers to confirm these details with their legal representative.





The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Whilst every attempt has been made to ensure the accuracy of the description 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements