

JOSCELYNE CHASE



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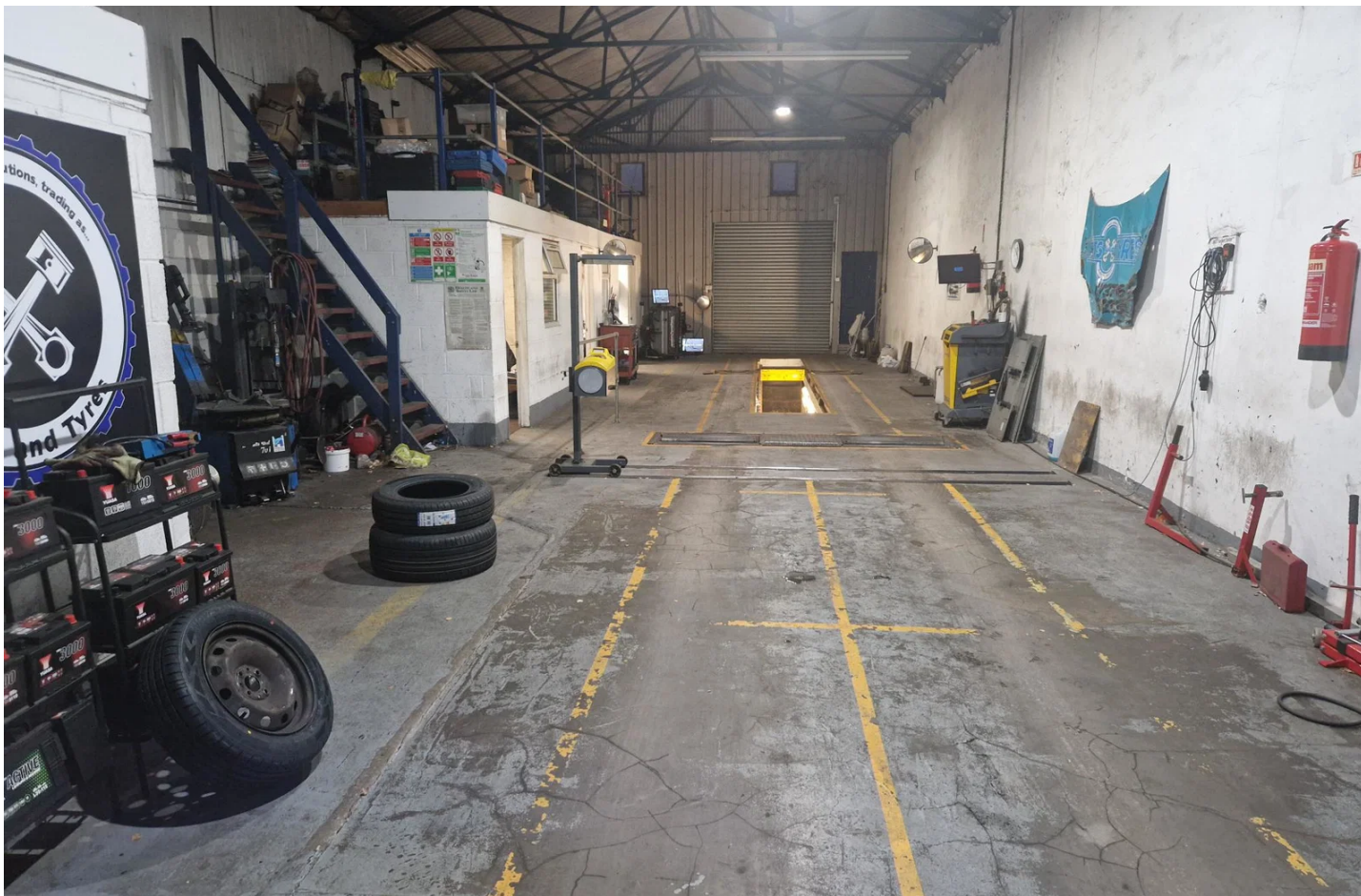
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No Display Address Found

Kelvedon

£40,000 pa



Deposit: £6,666

DESCRIPTION The property comprises of two mid-terraced units currently used as an MOT testing centre. We are advised that planning permission has also been granted for B1 (now Class E), B2, and B8 uses. All interested parties are advised to refer to the Braintree District Council Planning Portal for further details regarding the property's planning status. The property benefits from a pitched, steel-trussed corrugated roof, with elevations formed of blockwork and single-skin cladding. The floor is concrete, and each unit is accessed via roller shutter doors. There is also a pedestrian entrance leading into a reception area, along with W.C. and kitchenette facilities. We understand the property is connected to all mains services and benefits from three-phase power. Lighting is installed throughout, and parking is provided to the front of the building. To the rear, there is a leasehold agreement providing access and an additional six parking spaces.

LOCATION The property is located in the center of Kelvedon on Goldkey Industrial Estate and is accessed from the High Street (B1024). Its position places it within walking distance of the main line railway station and the B1024 links directly with the A12. Kelvedon and the surrounding villages and towns are undergoing significant development which will help support the viability of any ongoing business.

ACCOMODATION. Total built area:- 296.73 Sq M (3193.45 Sq Ft) GIA.

TERMS To Let on terms to be agreed. Rent £40,000 pa

SERVICES We are advised that all main services are available. Please note Joscelyne Chase has not tested any of these services.

RATEABLE VALUE Applicants are recommended to confirm the above information direct with Braintree District Council, tel. no. (01376) 552 525.

LEGAL FEES Each party is responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC) Please contact our office if you would like a copy of the full report. **ANTI-MONEY LAUNDERING REGULATIONS** Joscelyne Chase are required to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors in order to comply with anti-money laundering regulations.

