



**The Street, Witham, CM8 3NN**  
**Asking price £245,000**



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### Some More Information

The ground floor offers a well-proportioned retail frontage with an additional adjoining area, creating a flexible and practical trading environment. To the rear, the property is supported by a range of ancillary accommodation, including a private office and two store rooms, alongside WC facilities. Overall, the property presents as a well-rounded commercial investment, delivering immediate income with a layout suited to a variety of business uses, while also offering clear potential for future enhancement or reconfiguration, subject to the necessary consents.

### Externally

Externally, the property offers a rear parking courtyard with two spaces.

### Location

Positioned within the centre of Wickham Bishops, the property occupies a highly visible and accessible spot close to a busy junction, ensuring consistent passing traffic and strong day-to-day exposure. Located adjacent to a well-established One Stop convenience store, the unit benefits from regular footfall and repeat local trade, reinforcing its long-term commercial viability. Wickham Bishops itself is widely regarded as one of the area's more desirable villages, characterised by a strong residential base of higher-value homes and a demographic that supports local businesses. Its position also allows for easy access to nearby centres including Witham, Maldon and Chelmsford, further strengthening its catchment and making it an attractive proposition for both investors and occupiers seeking a well-connected yet affluent village setting.

### Shop Front

21' x 17' (6.40m x 5.18m)  
With an additional 8'6ft x 8'2ft area.

### Office

9'4" x 8'5" (2.87m x 2.59m)

### Shop Space

8'5" x 8'2" (2.59m x 2.49m)

### Shop Space Two

9'4" x 9'10" (2.87m x 3m)

### Shop Storage

12'11" x 10'0" (3.96m x 3.05m)

### W/C

### Services

Tenure - Freehold

CEPC - D

Electric Heating

Mains Electric

Mains Water

Mains Drainage

Broadband Availability - Ultrafast broadband via Openreach & Gigaclear with speeds to 1000mbs (April 2026).

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) – April 2026.

Construction Type - We understand the property to be of brick and block construction.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Unlikely In This Area

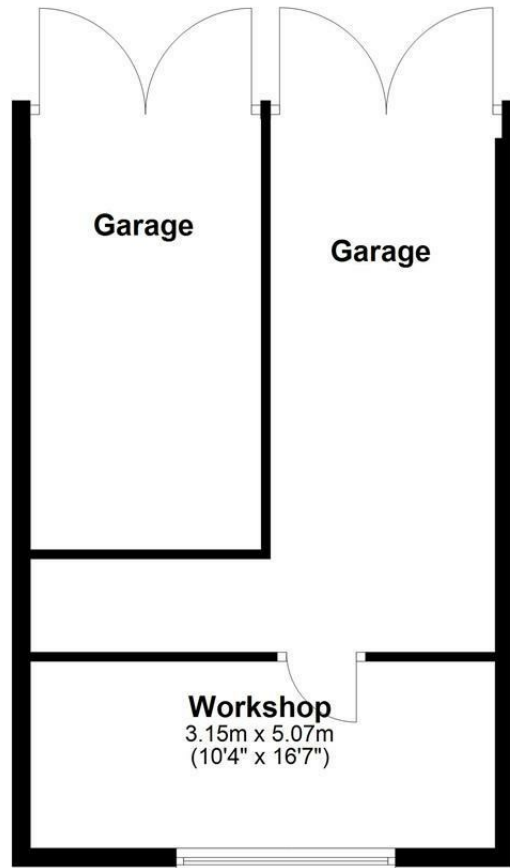
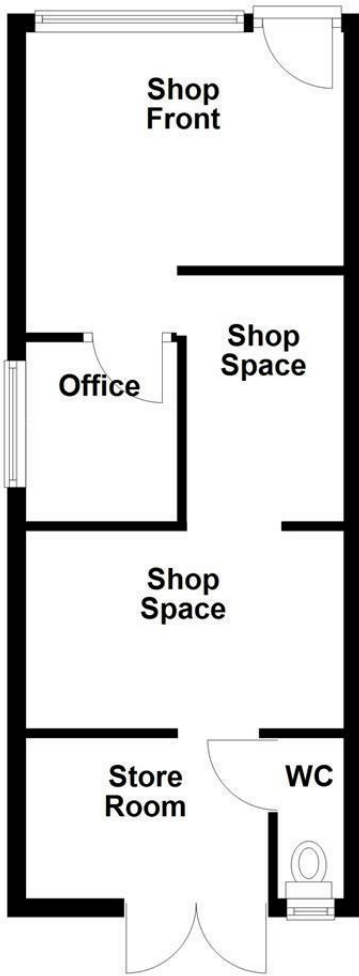
Flooding from Ground Water - Outside of a groundwater flood area.

The communal space to the front of the shop is not owned and therefore not included in the sale of the property there freehold owners are responsible for the 1/3rd of the communal maintenance of the exterior of the outside space and roof.



## Ground Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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