

66a Newland Street, Witham CM8 1AH



**To Let**  
**Town Centre**  
**Retail Unit**  
**676 Sq. Ft.**  
**(62.83 Sq. M.)**

- Rent: £15,000 Per Annum Exclusive
- Located at the Top of Newland Street
- Recessed Glazed Frontage
- W.C. and Kitchen Facilities
- Office Accommodation and Ancillary Storage
- Suitable for Various Uses (STPP)
- Grade II Listed

# Details

## Location

The property is situated on Newland Street in the heart of Witham Town Centre. Witham is a well-established town in Essex situated between Chelmsford and Colchester on the A12. The Town's population has trebled in the last 20 years and continues to grow.

Easy access is available to the A12 and to Witham railway station which provides a service to London Liverpool Street in approximately 40 minutes.

Nearby units comprise estate agents, independent retailers, restaurants and professional service providers, as well as the Town's two major shopping centres, Newland Shopping Centre and The Grove Shopping Centre.

## Description

The property looks onto Newland Street, with a recessed glazed retail frontage. The unit is of an open plan layout, with an office, tea point, W.C. and ancillary first floor storage to the rear. The property benefits from surface mounted category II lighting, central heating and carpet.

## Accommodation

The premises provide the following accommodation and approximate floor areas:

Retail:	463 Sq. Ft.	(43.03 Sq. M.)
Office:	118 Sq. Ft.	(10.97 Sq. M.)
First Floor Storage:	95 Sq. Ft.	( 8.83 Sq. M.)
W.C.		
<b>Total:</b>	<b>676 Sq. Ft.</b>	<b>(62.83 Sq. M.)</b>

## Services

We understand the property is connected to mains water, drainage 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

## Planning

We understand that the property has a long standing funeral director's office use. Interested parties are to confirm their proposed use with the local authority.

## Energy Performance Certificate

Tbc.

## Business Rates

The property is currently listed in the Valuation Office Agency's rating list as follows:

Rateable Value: £20,000

Approx. Rates Payable (2020/21): £9,980 pa

The property is currently assessed with the neighbouring office of 66b. Should the property's be let individually, they will require reassessment. We believe that on the basis of two individual units a reassessment may produce two rateable values that are eligible for small business rates relief subject to individual circumstances.

Interested parties are to rely on their own investigations and are advised to contact the local authority for further information.

## Terms

The units are available to let individually or as a whole on a new Full Repairing and Insuring Lease for a term to be agreed at a commencing rent of £15,000 PAX.

## VAT

We understand that the property is not 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 agent:

## Fenn Wright

64 Newland Street, Witham CM8 1AH

**01376 530135**  
**fennwright.co.uk**

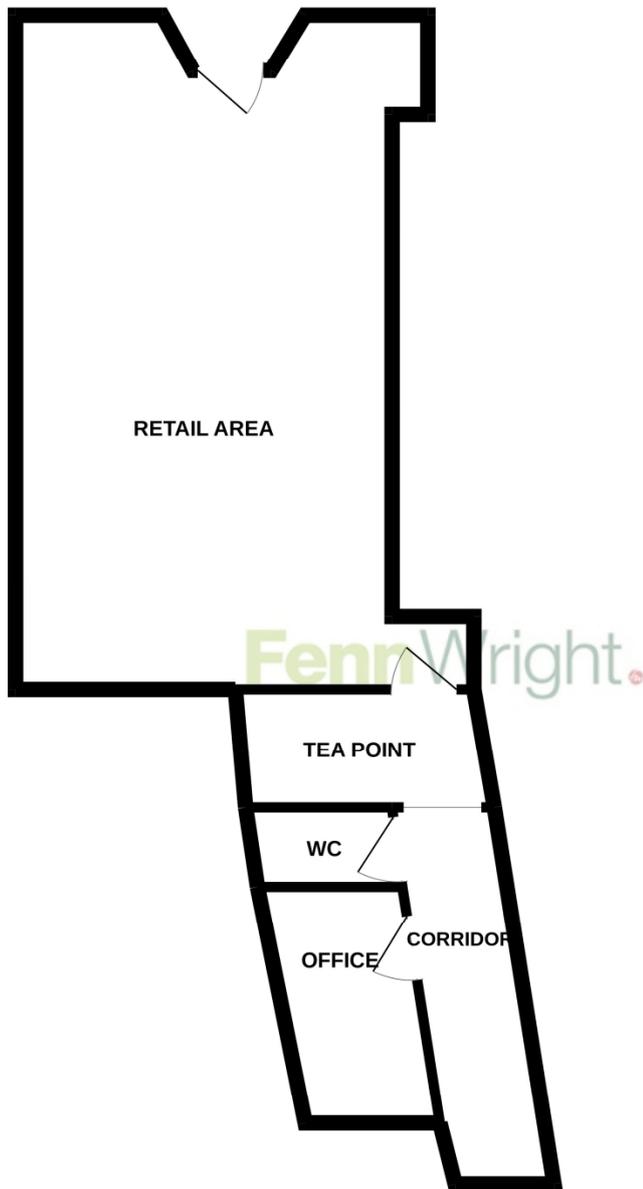
Contact:

John Logan  
jdl@fennwright.co.uk

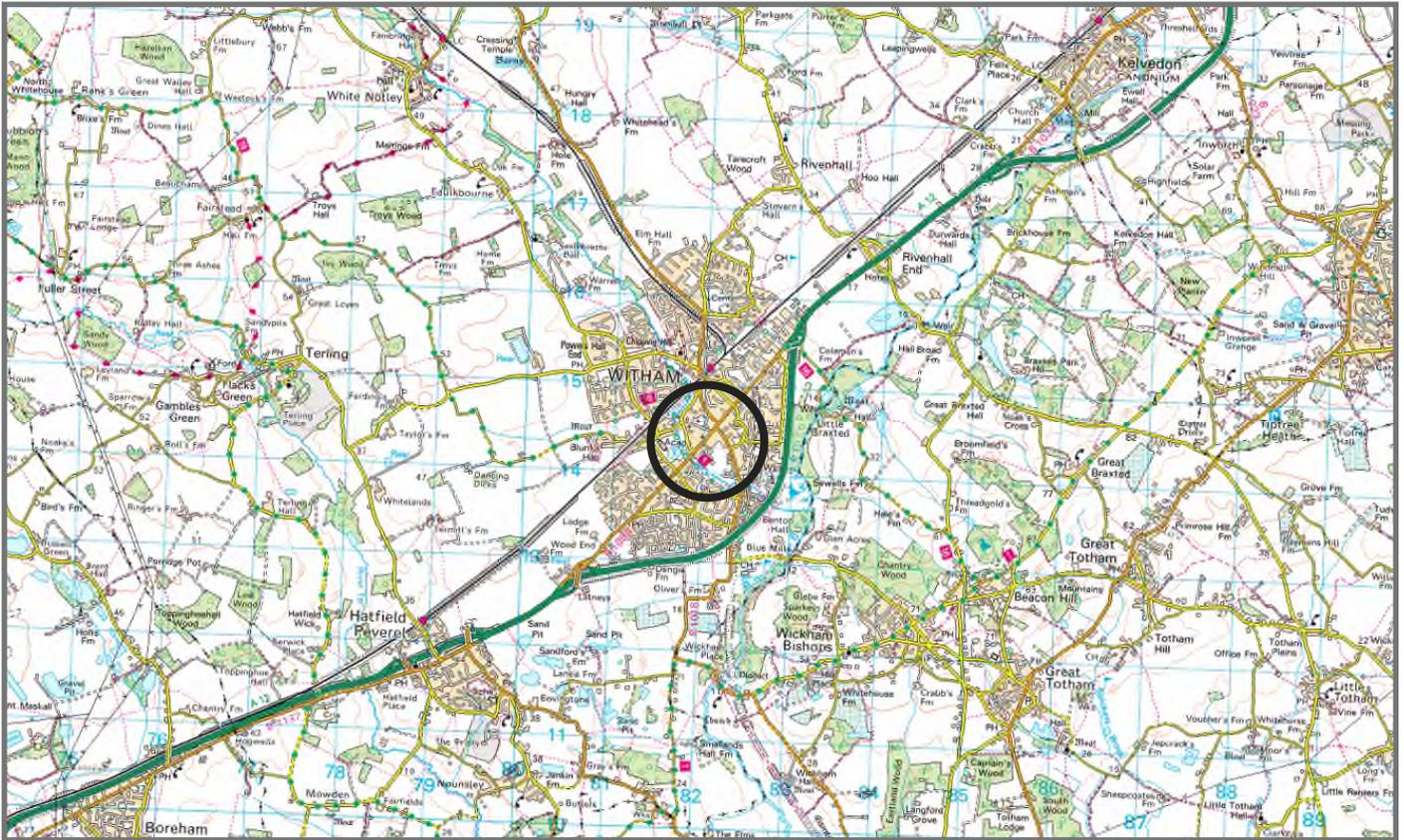
James Wright  
jw@fennwright.co.uk



GROUND FLOOR



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 ©2020



For further information

**01376 530135**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright and Taylor and Company 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 or Taylor and Company 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, Taylor and Company or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Neither Fenn Wright or Taylor and Company have tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.



the mark of  
property  
professionalism  
worldwide

