

# TO LET

£19,950 PER ANNUM

# elwell taylor



63 NEWLAND STREET  
WITHAM  
CM8 1AA

TO LET

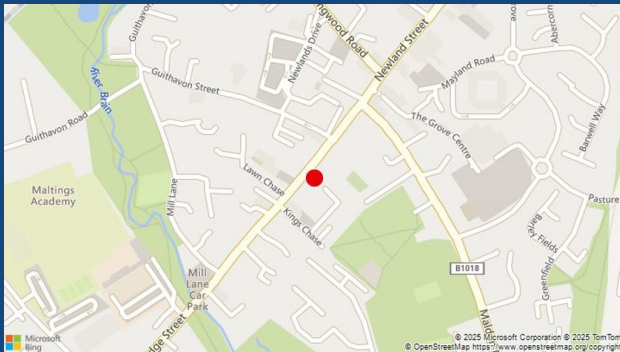
- HIGH STREET RETAIL/OFFICE WITH UPPERS
- PARKING AVAILABLE BY SEPARATE NEGOTIATION
- NEWLY REDECORATED THROUGHOUT
- CENTRAL HIGH STREET LOCATION

## LOCATION

The property is located in Newland Street, the main retail street in Witham town centre, surrounded by various shops and offices including Subway, Boots and Martins Newsagents. Witham is a busy town, approximately 10 miles to the north-east of Chelmsford, and has excellent access links via the A12, and the mainline rail station connecting to both London Liverpool Street, and major towns further east.

## DESCRIPTION

63 Newland Street is a high street commercial unit, which would suit either a retail or an office occupier. The space has been recently redecorated and modernised throughout, and comprises an open plan ground floor space, with staircases to a lower ground floor storage area, as well as first and second floor compartmentalised office/storage accommodation. The ground floor benefits from a fully glazed frontage, new lighting, and a staff kitchenette/WC at the rear. The upper floors have exposed wooden flooring, and excellent natural light. To the rear of the property is a large yard, where there are some demised parking spaces, with more potentially available by way of separate negotiation.



## ACCOMMODATION

Ground Floor: 774 sq ft (71.9 sq m)  
Lower Ground Floor: 166 sq ft (15.4 sq m)  
Upper Floors: 503 sq ft (46.8 sq m)  
TOTAL: 1,443 sq ft (134.1 sq m)

## CAR PARKING

2 spaces

## TERMS

The property is available by way of a new fully repairing and insuring lease, for a term to be agreed, at an annual rent of £19,950. Rent quoted is exclusive of any VAT, and all other outgoings.

## RENT

£19,950 Per Annum

## VAT

We understand the property is elected for VAT

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

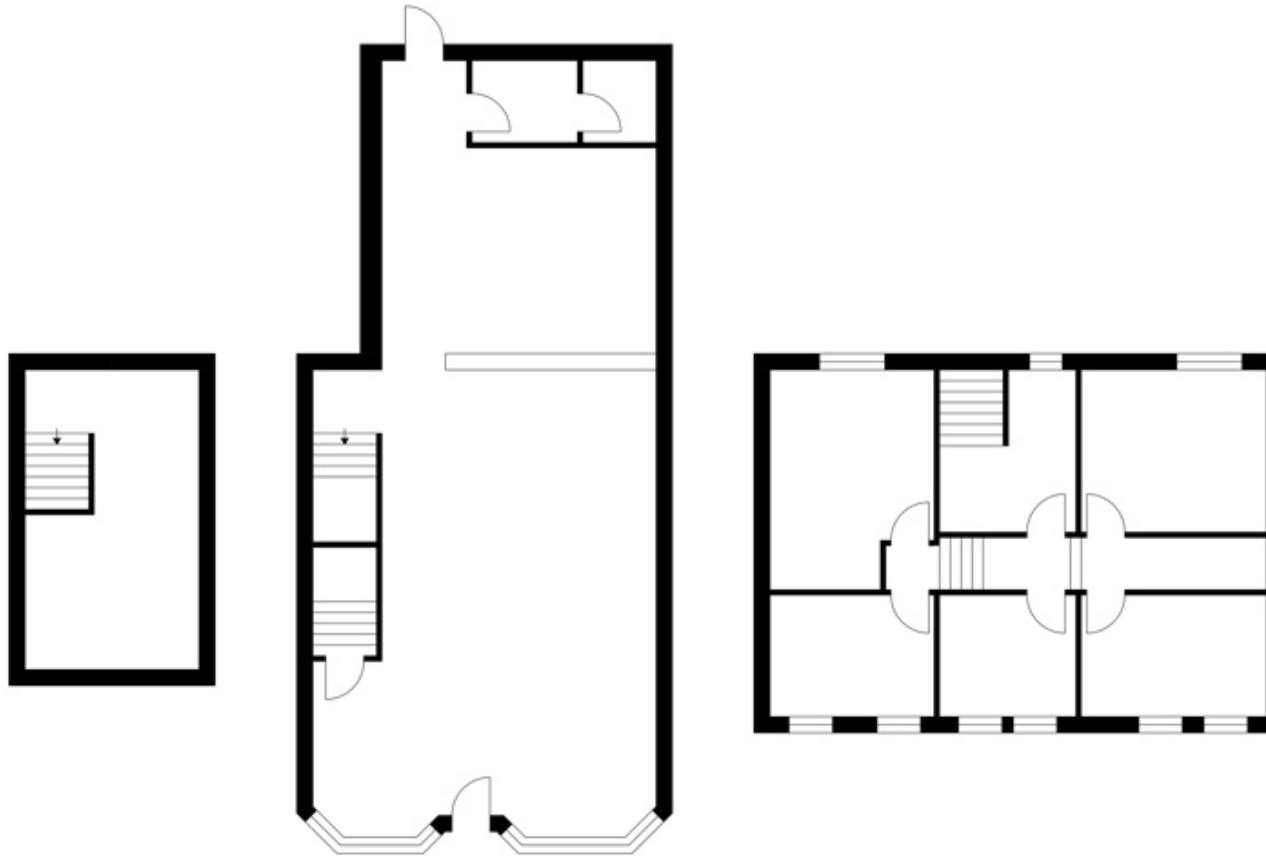
## EPC

TBC

## VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)





**Lower Ground Floor**

**Ground Floor**

**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.