

Witham – 85/85A Newland Street, Essex CM8 1AA
Freehold Vacant Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Witham – 85/85A Newland Street, Essex CM8 1AA

Freehold Vacant Retail & Residential Investment



Investment Consideration:

- Purchase Price: £375,000
- Vacant possession
- ERV: £35,400 p.a. GIY: 9.44%
- VAT is applicable to this property
- Comprises ground floor retail shop with ancillary accommodation at basement
- Includes 3 bedroom residential flat at first and second floor, accessed from the rear
- Witham Rail Station is located 0.6 miles (13 min walk) from the property and provides regular services to London Liverpool Street (40 min)
- Occupiers close by include Witham Town Hall, Nationwide, Morrisons Daily, Prezzo and more.



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Property Description:

Comprises ground floor retail shop (Class E) with ancillary accommodation at basement and a 3 bedroom self-contained flat at first and second floor, accessed from the rear and providing the following accommodation and dimensions:

Ground Floor: 76 sq m (818 sq ft)

Open plan retail, storage, kitchen, wc

Basement: 28 sq m (300 sq ft)

Two storage rooms

First/Second Floor: 83 sq m (893 sq ft)

3 Bedrooms, kitchen, lounge/dining, storage, bathroom

Total GIA: 187 sq m (2,011 sq ft)

Tenancy:

The entire property is at present vacant. ERV: £35,000 p.a.



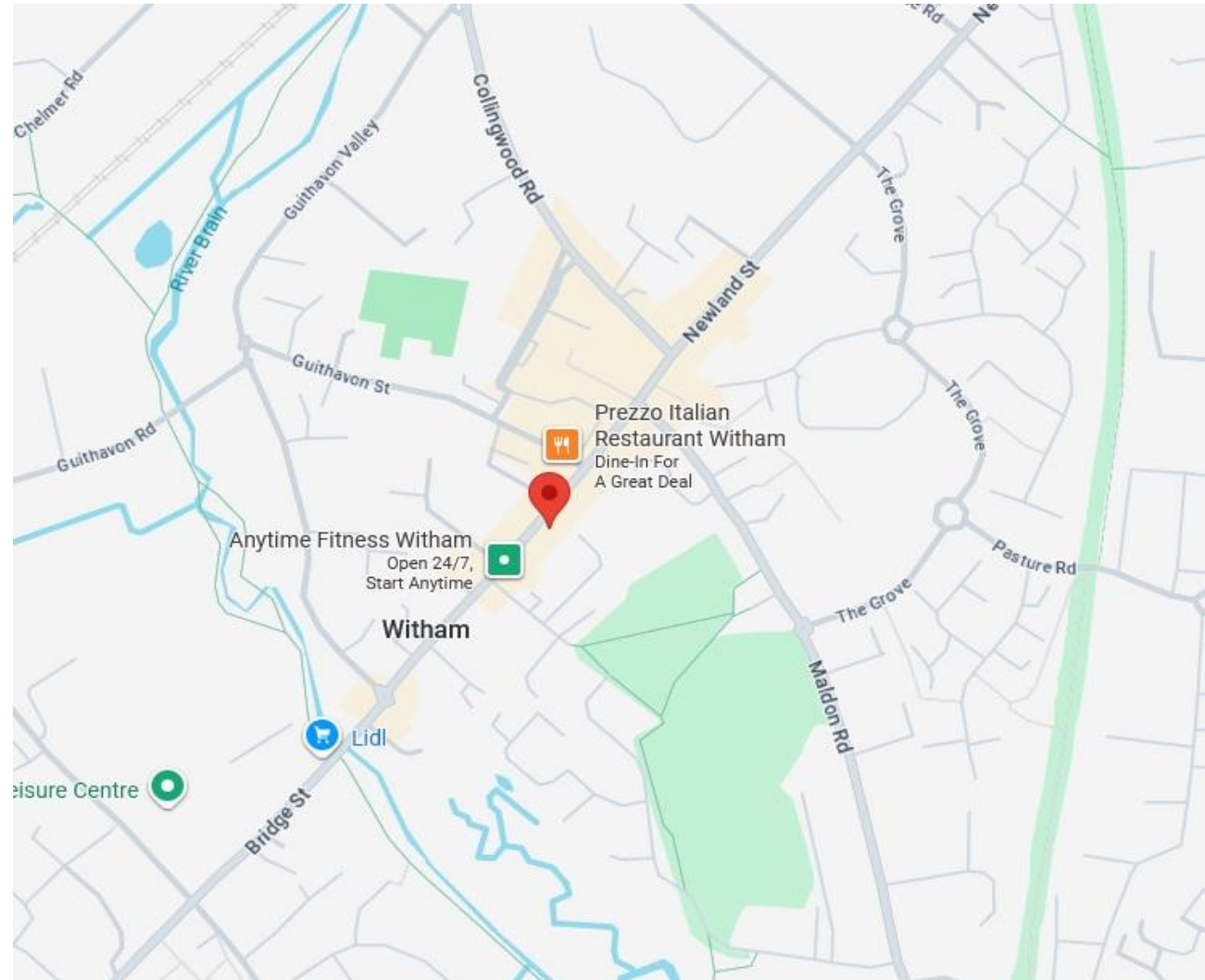
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Location:

Witham is located some 9 miles north-east of Chelmsford and 12 miles south-west of Colchester. The town is located on the A12 trunk road, providing access to Junction 28 of the M25 Motorway. The property is situated on the east side of Newland Street, in the heart of the town centre. Witham Rail Station is located some 0.6 miles (13 min walk) from the property and provides regular service to London Liverpool Street (40 minutes). Occupiers close by include Witham Town Hall, Nationwide, Morrisons Daily, Prezzo, Anytime Fitness and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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