

Industrial Unit – Freehold For Sale Whybrow



14b Maldon Road, Tiptree, Essex, CO5 0LL

- **Gross Area – 2,070 sq.ft (192 sq.m)**
- **2 Car Parking Spaces**
- **Roller Shutter Door**
- **Eaves Height 2.5 meters**
- **Suitable for Alternative Uses (Subject to Planning)**

Accommodation

According to our calculations the units have the following Gross Internal Areas:

Showroom	814 sq. ft
Store 1	776 sq. ft
Store 2	264 sq. ft
Office (Kitchen & WC)	216 sq.ft

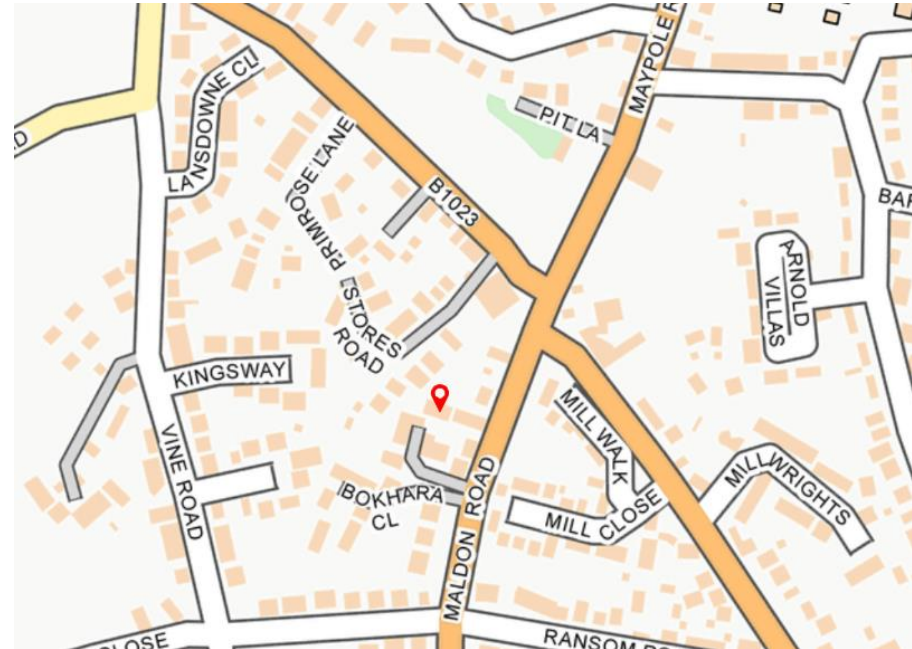
GROSS INTERNAL AREA 2,070 sq. ft (192 sq.m)



Location

The property is located on Maldon Road within close proximity to the junction of Church Road and Kelvedon Road and benefits from high volumes of passing traffic particularly at peak time. Tiptree is strategically positioned, being 10 miles Southwest of Colchester, 8 miles East of Witham and 13

Tiptree has a population of circa 11,000 and is a contender for the title of 'largest village of England'. Tiptree has four primary schools, a secondary school and full range of local facilities. Tiptree is located 10 miles south-west of Colchester, 8 miles east of Witham and 13 miles from Braintree.



Description

The property comprises a single storey workshop/ industrial/showroom unit of steel portal frame construction with cavity brick walls to a minimum eaves height of approximately 2.5 m under an insulated pitched corrugated roof.

The showroom premises are separated by studwork partitions from the workshop and are fitted out, including suspended ceilings, tiled solid floor, and fluorescent strip lighting.

Office, WC and Kitchen facilities are situated at the front of the property. Other features included 3- phase electricity supply and a roller shutter doors. The property benefits from the right to use two parking spaces in the rear concrete yard.



Asking Price

Offers for the Freehold interest are invited at **£175,000 (One Hundred and Seventy-Five Thousand)**

VAT

We understand the property is not elected for VAT.

Business Rates

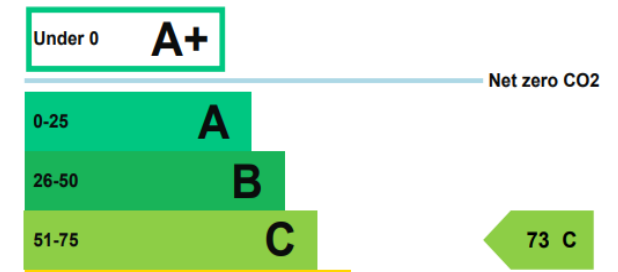
The Property appear in the Valuation List with a Rateable Value of £10,250. Interested parties are advised to confirm the rating liability with Colchester Borough Council.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property has an EPC Rating of C73



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