

01206 577667

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 Whybrow

Former Car Sales Site & Premises – To let



 Whybrow

London Road, Rivenhall, Witham, Essex, CM8 3HB

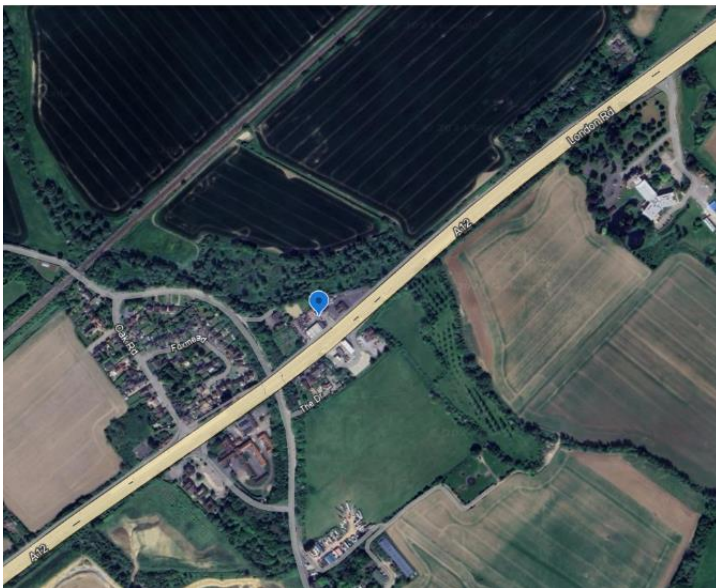
Asking Rent: £85,000 Per Annum Exclusive

- Self Contained Plot of approximately 0.8 acres(0.33 Hectares)
- Sales Office 850 Sq. Ft
- Impressive 56m frontage to the A12
- Substantial hardstanding/display
- Up to 100+ car display spaces
- New lease available

Location

The site immediately fronts the north east bound carriageway of the A12, some 2 miles east of Witham and 13 miles west of Colchester.

To access the site from Witham, head north east on the A12 and the site will be on the left. Heading south west from Colchester, turn left off the A12 at the Rivenhall Motel, then take a left onto Henry Dixon Road and again at Oak Road, rejoining the A12 and the site will shortly be on the left via a slip road.



Description

The site comprises a generous surfaced plot benefiting from security fencing, security gates, a large canopy including LED lighting and a detached single storey reception building divided to provide cellular glazed offices, fitted kitchen and wc and air conditioning.

The site provides capacity for up to 100+ display spaces and has an extensive frontage of 56m to the A12.

Accommodation

The sales office benefits from a Gross Internal Area of 850 sq. ft (78.9 sq. m).

Site Area 0.8acres (0.33 Hectares)

Asking Terms

A new Full Repairing and Insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Tenure

Leasehold

Asking Rent

£85,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Business Rates

The property has a Rateable Value of £25,500.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any transaction.

Energy Performance Certificate

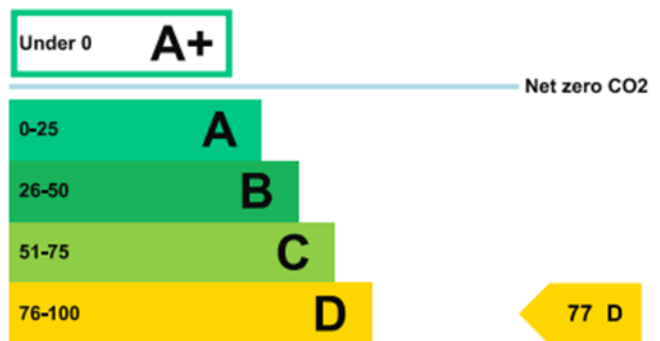
The property has an EPC rating of D77.

Viewings

By prior appointment through Whybrow – Ewan Dodds, Maria Newman, Charntelle Goodyear on 01206 577667 or our joint agents, Dedman Gray – Ref Gerard Biagioni -01702 311037

Energy rating and score

This property's energy rating is D.







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Misrepresentation Act 1967

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