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 Whybrow

High Street Offices – For Sale or To let



213a High Street, Kelvedon, Essex, CO5 9JD

Asking Price: £275,000

Asking Rent: £20,000 Per Annum Exclusive

1,272 Sq. Ft (118.2 Sq. M)

- WC's to both Floors
- Gas Fired Central Heating
- Light Fittings Throughout
- Fitted Kitchen
- Rear Car Park with Ample Parking

Location

The property is situated in the centre of Kelvedon, a popular village adjacent to the A12 dual carriageway between Colchester 10 miles to the northeast and Chelmsford 15 miles to the southwest.

The location offers excellent road communications to London, the M25 and the East Coast Ports. Kelvedon railway station is approximately 0.5 miles away from the subject property and lies on the mainline offering a frequent service to London Liverpool Street with an approximate journey time of 50 minutes.



Description

The property comprises a total of 1,272 sq. ft of office space spread over a ground and first floor, with WCs on both floors and a fitted kitchen. There is also a car park to the rear which has ample parking.

Accommodation

The property benefits from the following Net Internal Area (NIA):

Ground Floor	710 sq. ft
First Floor	562 sq. ft
NIA	1,272 sq. ft (118.2)

Asking Terms

Freehold - £275,000

Leasehold – £20,000 per annum exclusive

The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

Service Charge

The property may be subject to a service charge. Further details are available upon request.

Town Planning

The property benefits from office uses. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £13,250.

Legal Fees

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

Energy Performance Certificate

The unit is due to be assessed for an EPC.



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