

# 3 Retail Shops - For Sale or To Let



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Long Road, Mistley, Manningtree, Essex, CO11 2HN

## Location and Description

Manningtree is located on the southern banks of the River Stour, approximately 10 miles north east of Colchester and 9 miles south of Ipswich (A137) providing immediate access to the ports of Harwich, Felixstowe, and via the A12 to London. Regular train services are provided from Manningtree train station to London Liverpool Street.

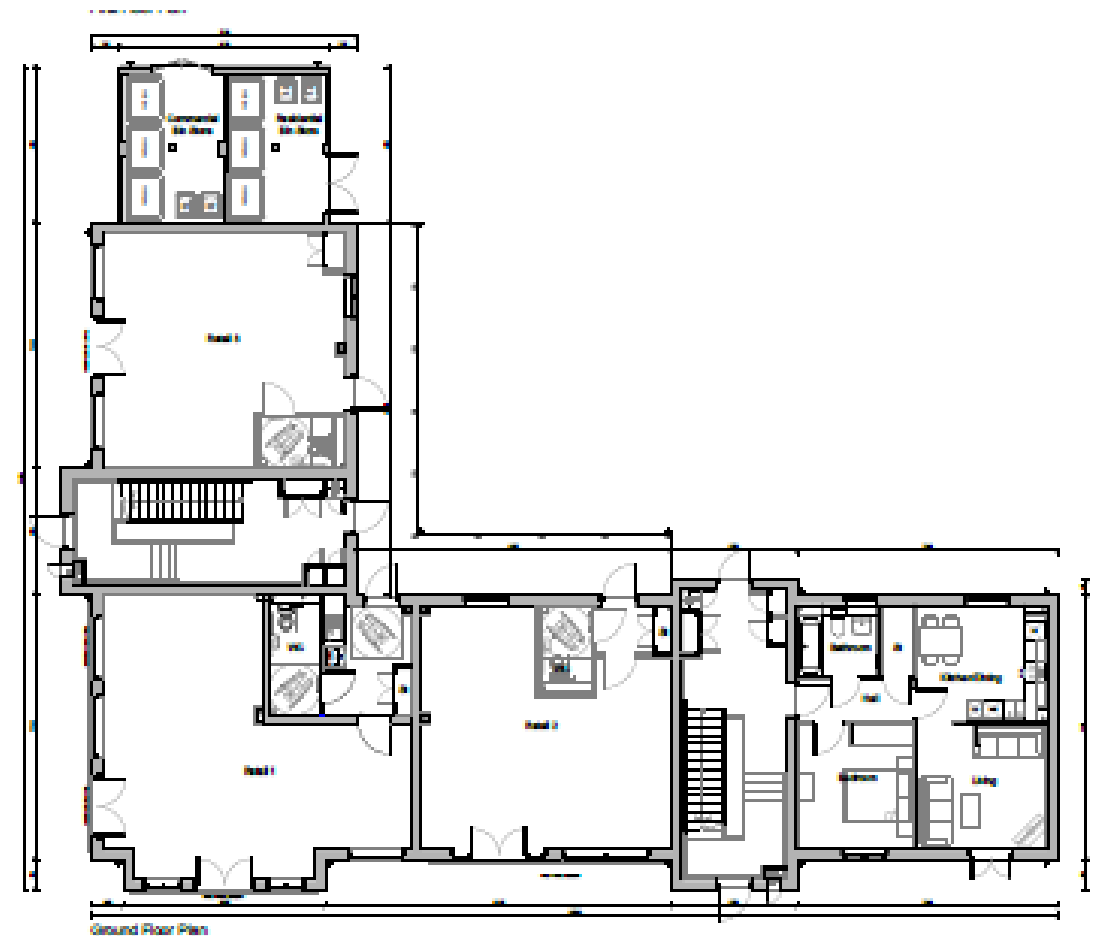
The development is situated in the heart of a new 485 home housing development being undertaken by City and Country, and is accessed via the B1035 (Clacton Road via Peddlers Corner/Dead Lane).

The retail scheme will comprise three ground floor retail units, two of which can be combined within a larger purpose built building with residential flats above. The units will be provided in a shell condition with capped services ready for a tenants fit out.

## Accommodation

According to our calculations, the shops have the following Net Internal Areas.

Shop A	765 sq. ft
Shop B	558 sq. ft
(Can be combined with Shop A to provide a single unit of circa 1,330sq.ft(123.56sq.m)	
Shop C	525 sq. ft
<b>Total</b>	<b>1,848 sq. ft (171.68 sq. m)</b>



## Tenure

Leasehold-The units will be offered by way of a new Full Repairing and Insuring lease via a service charge for a term of years to be agreed incorporating periodic upward rent reviews at the following asking rents:

Unit A £15,750pax

Unit B £11,750pax

Unit C £10,500pax

Freehold- Terms upon request.

## Town Planning

The units will benefit from class E use. Interested parties should make their own investigations of Tendring District Council on 01255 686868.

## Rateable Value

The properties are not yet assessed for rates.

## Services

The properties will be subject to a service charge to cover the costs of external maintenance, landscaping, parking and external lighting.

## VAT

The properties are elected for VAT.

## Legal Fees

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

## EPC

The units are to be assessed for EPC's upon completion.

## Viewings

To be arranged via agents Whybrow Charter Surveyors.



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