



**GRADE II LISTED OFFICE BUILDING
WITH POTENTIAL FOR CHANGE OF
USE, FURTHER DEVELOPMENT etc.**
subject to the necessary consents

1,496 SQ FT (138.98 SQ M) APPROX.
123 NEWLAND STREET WITHAM CM8 1BE

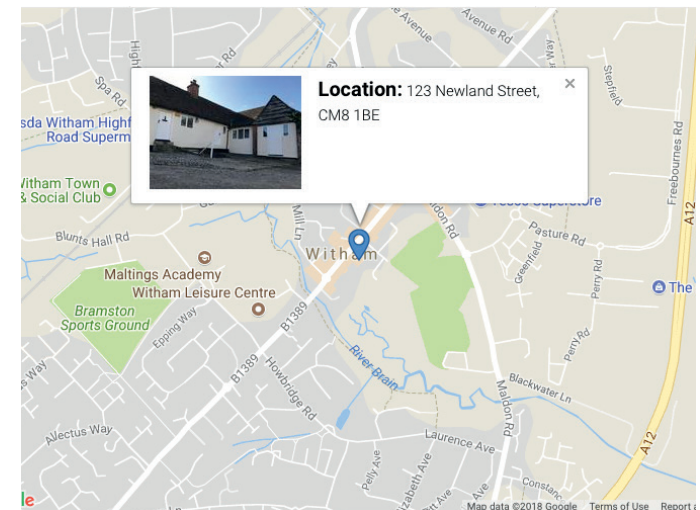
**TO LET, FOR SALE
FREEHOLD**

Property type: Land, Offices, Office, Light Industrial, Mixed Use, Retail, Commercial Land, Industrial, Other Property Types & Opportunities



LOCATION:

The property is set back from the eastern frontage of Newland Street and forms part of a conservation area which features a number of period properties. Newland Street is the main office and retail location in a town which boasts two shopping centres. Witham Station (London - Liverpool Street 45 minutes) is within walking distance of the property, whilst the A12 (T) which provides access to London and the East Coast ports is within five minutes' drive time.



Car parking for five vehicles

A few minutes' walk from the main shopping area

Railway station approximately 15 minutes on foot

Gas fired central heating

Kitchen area & WC

DESCRIPTION:

A Grade II listed building dating at least in part from the 17th century. We assume the property was originally constructed as a residence but it is now used as offices. It is L shaped in form with the main body of the building which faces Newland Street arranged over ground and lower ground floors, with a smaller single storey section linked to it. The building features a wealth of exposed beams and other period features perhaps most notably a huge central fireplace which is now used for storage purposes.



ACCOMMODATION:

The premises offer the following approximate net internal floor areas:-

Ground Floor 970 sq. ft. (90.13 sq. m)

Lower Ground Floor 456 sq. ft. (42.42 sq. m)

TOTAL 1,426 sq. ft. (132.55 sq. m)

On ground floor the main building provides one large office, two private rooms, a kitchen and WC. This links to the smaller section which offers two good sized office/business space rooms and a large storeroom.

The lower ground floor of the main building is essentially open plan office accommodation but also includes a stock room. It features a superb brick barrel vaulted roof. Accessed by a turning stair from the ground floor this part of the property also has its own independent external access onto the front courtyard.

Externally there is parking for 5 vehicles at the rear. The property could potentially form part of a larger back land development site although it must be noted that the building is listed and the land behind it in multiple ownership.



TENURE: Freehold For Sale.

PRICE: Upon Application. The sale price will be subject to VAT.

EPC: A full EPC is available upon request.

RATES: The Valuation Office Website shows the following rating assessments:

Office & Premises Rateable Value £11,750

This may result in an entitlement to full small business rates relief.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

Strictly by appointment with the sole agents:

Everett Newlyn
contact Paul Everett
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Everett Newlyn

Chartered Surveyors & Commercial Property Consultants