

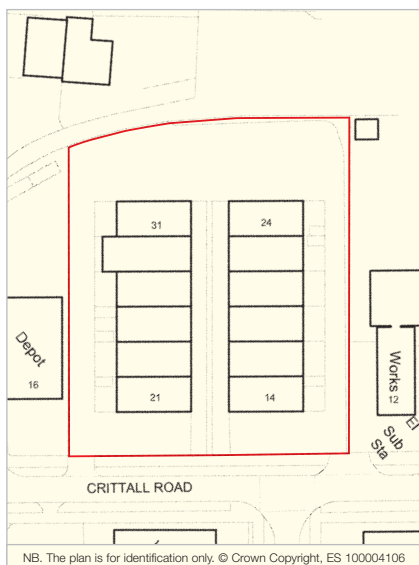
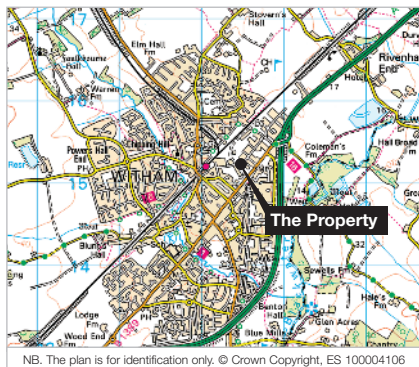
Witham

**14-24 (Even) & 21/31
(Odd) Crittall Road
Essex
CM8 3HP**

- **Well Located Multi-Let Industrial Investment**
- **Comprising 12 units of mixed industrial and leisure uses (30,120 sq ft)**
- **Scope for active asset management**
- **Total Current Rents Reserved**

£67,450 pa
Plus Vacant Possession
of 1,399 sq m
(15,060 sq ft)

**SIX WEEK COMPLETION
AVAILABLE**

**Tenure**

Freehold.

Location

Witham, with a population of some 22,000, is located some 9 miles north-east of Chelmsford and 12 miles south-west of Colchester. The town is located on the A12 trunk road, providing access to Junction 28 of the M25 Motorway. The property is situated on Crittall Road in a predominantly industrial location approximately half a mile to the north-east of Witham town centre. The property is located close to the junction with the B1389 Colchester Road which provides access to Junction 22 of the A12, which in turn provides access to Junction 28 of the M25 (some 26 miles to the south-west) and Junction 8 of the M11 (some 24 miles to the west). The mainline railway station is within walking distance.

Description

The property is arranged to provide 12 business units split into two terraces of six, accessed by a pedestrian walkway to the front and by service roads to the rear for loading. Each unit has an external gated yard area.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Range from EPC Rating 79-153 Bands D-G (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
No 4 (14)	Vacant	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)			
No 5 (16)	Ms S Newby (Printers) (1)	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)	5 years from 25.03.2010 FR & I	£11,000 p.a.	Reversion 2015
No 6 (18)	Vacant	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)			
No 7 (20)	Miss M J Kavanagh (Imagination Dance School)	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)	5 years from 24.06.2011 FR & I	£12,000 p.a.	Reversion 2016
No 8 (22)	Vacant	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)			
No 9 (24)	Vacant	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)			
No 10 (31)	Mr P Frost	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)	5 years from 01.01.2009 FR & I	£13,000 p.a.	Reversion 2014
No 11 (29)	Vacant	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)			
No 12 (27)	Pickles Playhouse Ltd (Childrens Activity Centre)	Warehouse Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)	5 years from 15.12.2011. FR & I (Subject to a schedule of condition)	£12,000 p.a.	Reversion 2016
No 13 (25)	Vacant	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)			
No 14 (23)	The Fitness Factory	Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)	3 year licence to occupy/Periodic Protected Tenancy from 13.06.2011 FR & I (Subject to a schedule of condition)	£19,450 p.a.	Reversion 2014
No 15 (21)		Industrial Unit Rear Yard 180.23 sq m 52.95 sq m (1,940 sq ft) (570 sq ft)			
Total		2,798.16 sq m (30,120 sq ft)		Total £67,450 p.a.	

(1) The Tenant is in arrears of rent and insurance payments of £50,411.40 as at 12th September 2013. The Vendor will not seek payment for the majority of these arrears on completion. A full schedule of arrears relating to this and other units is available upon request.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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