

Witham

83 Newland Road,
Essex
CM8 1AA

- **A Freehold Grade II Listed Mid Terrace Mixed Use Building**
- Arranged to provide a Ground Floor Retail Unit together with Two Self-Contained Flats above
- Retail Unit subject to Commercial Lease, Two Flats subject to Assured Shorthold Tenancies
- Town Centre location next to Shopping Centre
- Witham Rail Station provides direct access to Liverpool Street
- Total Current Rent Reserved
£18,200 per annum

To View

Please contact Allsop by sending an email to jonty.barrie@allsop.co.uk with the subject heading 'Viewing – Lot 103'.



Tenure

Freehold.

Location

The property is located on Newland Street, in the heart of Witham town centre. Local shops and amenities are available in Witham town centre, including Newlands Shopping Centre. Witham Rail Station provides a regular and direct service to London Liverpool Street Station, with journey times of approximately 45 minutes. The A12 is nearby and provides access to Greater London and the M25 Motorway. There are bus routes available.

Description

The property comprises a mid terrace building arranged over basement, ground and two upper floors. The building is internally arranged to provide a ground floor retail unit together with two self-contained flats.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Commercial	Ground and Basement	Retail Unit	Subject to a commercial lease	£6,500 p.a.
First	First	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy	£5,100 p.a.
Second	Second	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy	£6,600 p.a.

INVESTMENT – Freehold Building

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.