FOR SALE

Former Builder's Merchants & Yard
with Alternative Use / Redevelopment Potential (STP)

12,300 sq. ft. / 0.282 Acres

5 MALDON ROAD, WITHAM, ESSEX, CM8 2AB

- Trade counter & retail frontage
- Warehouse/workshop space
- Secure yard
- Prominent to main road
- Town centre location
- Potential for alternative use (STP)

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP Head Office, 113 New London Road, Essex, CM2 0QT

LOCATION

The property is located in the heart of Witham town centre and fronting directly on to Maldon Road, near to its junction with Newland Street.

The site adjoins The Grove shopping centre and Tesco superstore, with Newlands shopping centre also within a few minutes walk.

Witham station is a short walk, offering services to Colchester Town, Ipswich and London Liverpool Street. Excellent vehicular access to the A12 is within a few minutes drive.

DESCRIPTION

The property, which comprises a builders merchant with secure yard, is arranged to provide a two bay warehouse/workshop, stores, offices and retail/trade counter frontage to The Grove Shopping Centre. The property is of concrete frame constructed with a pitched roof. From information provided we note that the site has been used as a builders merchants since the mid-1950's. Internally there are staff facilities. The property has all mains services, including three phase power.

ACCOMMODATION

Ground floor retail/trade counter	969 sq. ft.	90 m²
First floor stores/offices	852 sq. ft.	79 m²
Second floor stores	340 sq. ft.	32 m²
Warehouses	2,330 sq. ft.	216 m²
Total	**4,491 sq. ft.**	**417 m²**
Secure yard	9,203 sq. ft.	855 m²
Total site area:	12,303 sq. ft. 0.282 acres.	1,143 m²

The floor areas above have been measured upon an approximate gross internal basis with the site area taken from Promap.

PLANNING

From information provided we understand that the property has existing planning permission for use as a builder's merchants. Whilst we are of the opinion that the property may suit alternative uses and, potentially, redevelopment to include residential (STP); interested parties are advised to make their own enquiries via Braintree District Council (01376 557779)

TERMS

The property is offered for sale upon freehold terms.

PRICE

Offers in Excess of £1,000,000 exclusive are invited.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

EPC

The building has a rating of D-87

BUSINESS RATES

We understand the premises has a Rateable Value of £21,000. Intersted parties are to make enquiries with Braintree District Council for verification purposes.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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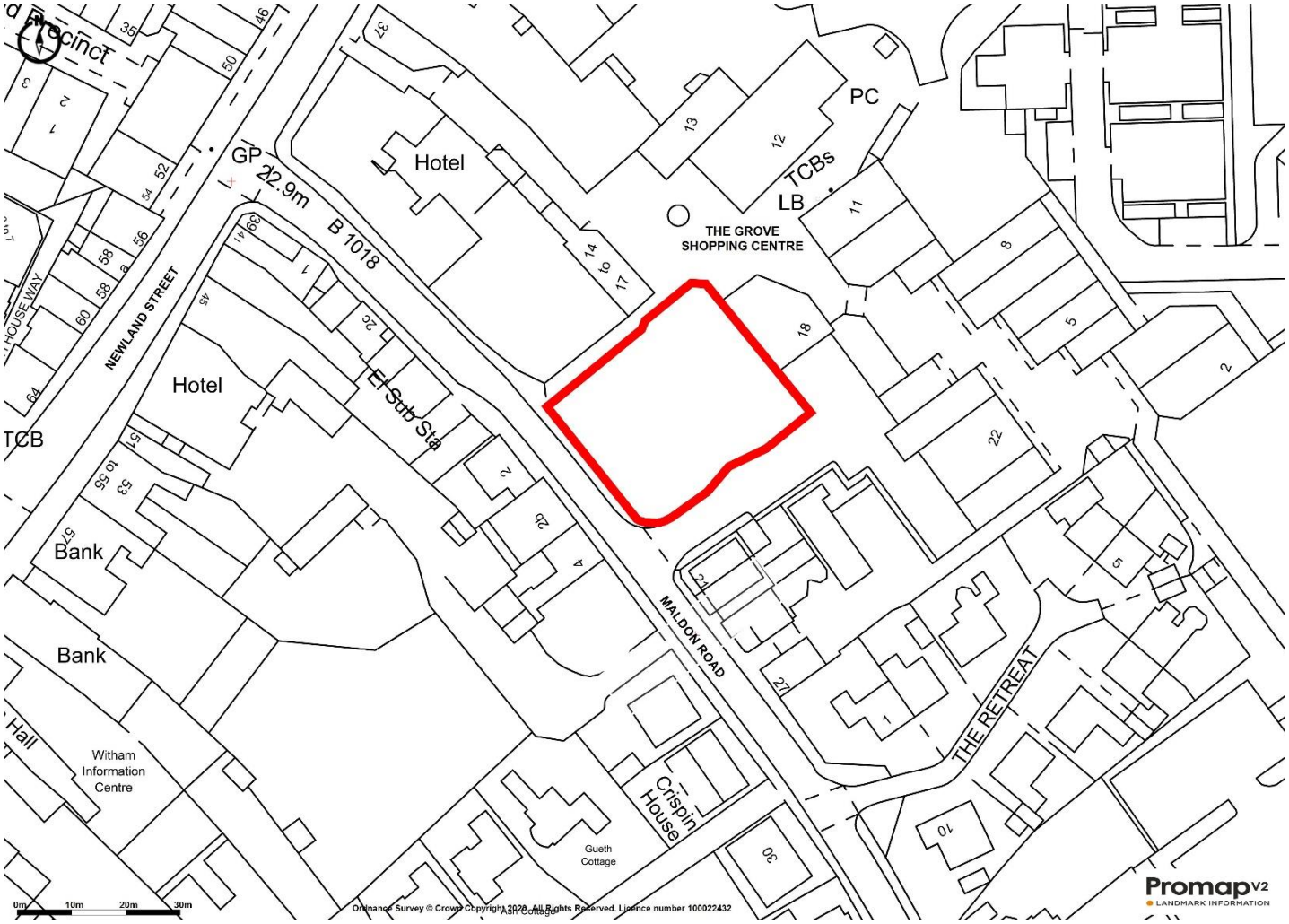

Indicative Site Plan: Not to scale.

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