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 Whybrow

Ground Floor Clinic Room – To Let



**5 Newland Street, Witham, Essex, CM8 2AF**

Rent: £5,000 Per Annum Exclusive

149-279 Sq. Ft (14-26 Sq. M)

- Prominent Town Centre Location
- Ground Floor Clinic Room/Retail
- Shared WC and Kitchen Facilities
- Suit Various Uses, STP

## Location

Witham lies midway between Chelmsford, the County City of Essex, and Colchester adjacent to the A12 trunk road which provides excellent communication links to the M25(J28), Stansted Airport and the A120.

The town centre contains a wide range of retail activity focused around the Newland and the Grove Shopping Centres; the latter being anchored by Tesco. Major occupiers in the town include Superdrug, Specsavers, Costa, Clarks and Boots.



## Description

The property lies within walking distance from Newland Shopping Centre and close to the junction with Whitehall Ct and comprises 2 rooms on the ground floor, currently accessed via the pharmacy's main entrance suitable as a waiting room and clinical room.

## Accommodation

The property benefits from the following Net Internal Areas (NIA):

Waiting Room	130 sq. ft
Clinical Room	149 sq. ft
<b>Total</b>	<b>279 sq. ft (26 sq.m)</b>

## Asking Terms

A new 12-month licence at £5,000 per annum inclusive of Business Rates, but exclusive of all other outgoings.

## Service Charge

The property is subject to a service charge. Further details available upon request.

## Legal Fees

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

## Planning

The subject property has an established use as Class E Retail. Interested parties should make their own investigations of Braintree District Council - 01376 552525.



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