

14(b) Maldon Road, Tiptree, Essex C05 0LL



Warehouse/showroom FOR SALE

Approx 2,133 sq ft (198.3 sq m)

- Just off Main Road
- Kitchen/toilet
- Office
- Showroom/larger office
- Storage with 2 loading doors
- 2 car spaces
- Available immediately

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The premises are situated off Maldon Road, close to its junction with Church Road and Kelvedon Road, benefitting from a high volume of passing traffic. Tiptree has a population of approximately 11,000, four primary schools, two secondary schools and full range of local facilities.

The town is positioned approximately 10 miles from Colchester, 8 miles from Witham and 13 miles from Braintree. A mainline train service from Witham connects with London (Liverpool Street) in approximately 45 minutes. The A12 is approximately 4.7 miles distant.

The property

A single storey unit comprising an open plan showroom/office/storage area with office, kitchen and toilet to the front. This accommodation is separated from three storage areas by studwork partitioning and could be made open plan if required. Two loading doors are positioned to the rear and open onto a large, concreted loading area. The property has two points of access from Maldon Road.

There is 3-phase power, electric wall-mounted heating and florescent lighting. The showroom space is fitted with a suspended ceiling. There is ladder access to a loft area.

The right to use two car spaces is available within a concreted yard area immediately to the rear of the property.

Accommodation The approximate gross internal floor area is:

	Sq. ft.	Sq. m.
Front office/kitchen/toilet	218	198.3
Showroom/Store 3	788	73.2
Rear office/store	261	24.3
Storage	445	41.3
Outhouse	92	8.6
Total	2,133	198.3

Right to use 2 car spaces
A floor plan is outlined overleaf.

Terms

Freehold with vacant possession.

Figures

£175,000.

Business rates

The Rateable Value is £9,100 (2017). Assuming the purchaser complies with Small Business rate Relief rules, nil Business Rates are currently payable.

Legal costs

Each party is to be responsible for the payment of its own legal costs at completion.

EPC

In the process of being prepared.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)
No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Please contact sole agents:
Branch Associates 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



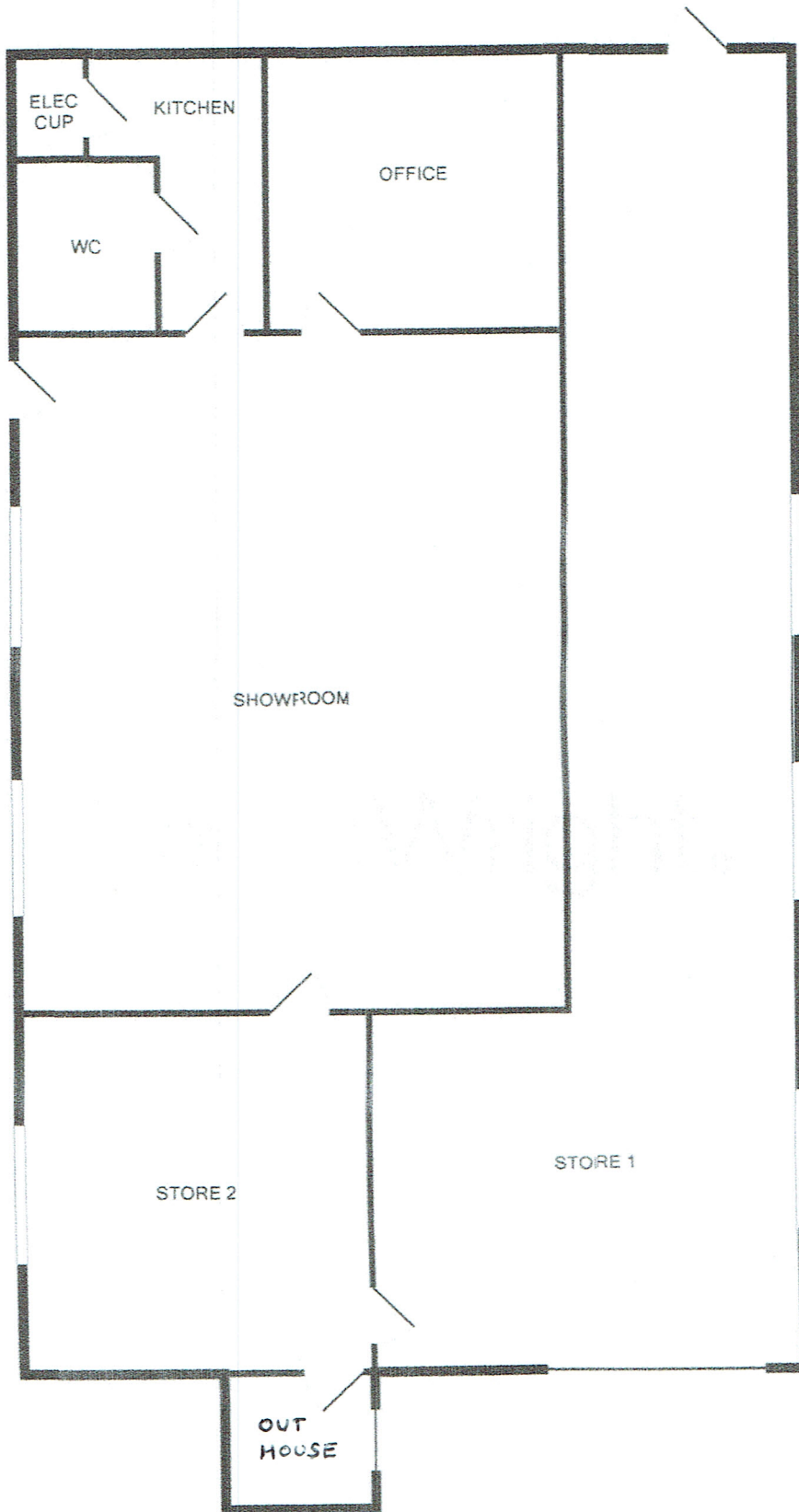
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