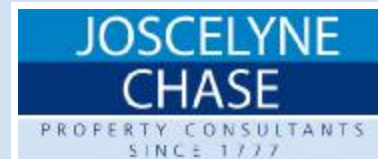


TO LET RETAIL UNIT

Unit 2 The Broadway, Silver End,
Witham. CM8 3RB



18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554 500
E property@joscelynechase.co.uk
W www.joscelynechase.co.uk
T 01376 322 222



LARGE RETAIL UNIT EXTENDING TO 759 SQ FT (70.5 SQ M) WITH REAR STORE
APPROXIMATELY 376 SQFT (35 SQ M).

- Net frontage 12ft 9in (3.88 m)
- Shop depth 61ft (18.84 m)
- Rear loading
- Ample parking
- A5 Use (hot food takeaway)
- Fully fitted kitchen

£11,950 Per Annum

For further information or to arrange a viewing
please call [01376 322 222](tel:01376322222)

LOCATION

The property forms part of the neighbourhood shopping centre in Silver End. Adjoining occupiers include a convenience store, pharmacy, library, doctor's surgery, hairdressers and a fish and chip shop. The owners of the neighbourhood centre have plans to carry out certain refurbishment works externally, including the provision of additional car parking in front of the unit.

The property is approximately one mile from the B1018 which links Braintree to Witham.

DESCRIPTION

Unit 2 forms part of a terrace of retail units having a net frontage of 12ft 9in (3.88 m) and a depth of 61 ft (18.84 m). The retail unit is directly linked to a store which has loading doors to the rear of the property.

The property was previously used as a takeaway and the retail area is split between the sales area at the front and fully fitted kitchen to the rear. The property has a single wc.

FLOOR AREAS (approximate)

Net Frontage	12 ft 9 in	(3.88 m)
Depth of Retail Unit	61 ft	(18.84 m)
Total Sales Area	759 sq ft	(70.5 sq m)
Rear Store	376 sq ft	(35 sq m)

TERMS

The unit is available on a new 4 year lease. Commencing rent £11,950 per annum.

SERVICES

All main services are available.

Note: Joscelyne Chase have not tested any of the services.

RATEABLE VALUE

Applicants are welcome to make enquiries direct with Braintree District Council, tel. no. (01376) 552 525.

LEGAL FEES

Each party is responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact our office if you would like a copy of the full report.

VIEWING

Strictly by appointment with JOSCELYNE CHASE, please ask for Paul Bird,
TEL: (01376) 322 222.



18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554 500
E property@joscelynechase.co.uk
W www.joscelynechase.co.uk
T 01376 322 222

These particulars are believed to be correct
Joscelyne Chase do not guarantee their accuracy