

# TO LET

Kiosk 2  
The Grove Centre  
Witham  
CM8 2YT



## Location

The commuter market town of Witham is located in the county of Essex, 8 miles north east of the city of Chelmsford and 13 miles south west of Colchester. The Grove Centre is situated in the centre of the town's high street, adjacent to Tesco Superstore and the town car park.

Retailers in the Grove Centre include Superdrug, Costa Coffee, Poundland, M&Co and Boots Optician.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	199	18.5

## Rent

We are seeking rental offers in the order of £12,500 per annum exclusive.

## Tenure

The property is available by way of a new lease for a term to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £6,500. For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2019 stands at approximately £663 per annum.

## EPC

Energy Performance Asset Rating - C

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared August 2019

Available Subject to Vacant Possession - January 2020

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

+44 (0)161 631 2853

+44 (0)7808 646576

[grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)



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