

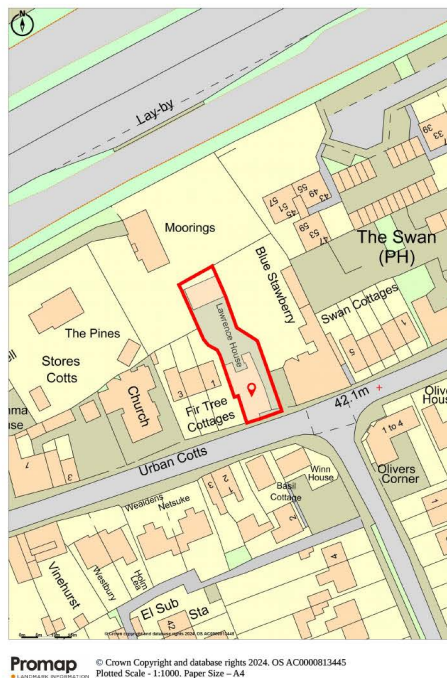
FOR SALE OFFICE INVESTMENT

2,228 sq ft (207sq m) GIA approx

Lawrence House
The Street, Hatfield Peverel CM3 2DN



- *Investment
- *Ample Parking
- *Close to transport links
- *Freehold Sale



LOCATION

Lawrence House fronts on to The Street Hatfield Peverel and is located next to the popular Blue Strawberry restaurant. There is excellent road links to the A130 and A12 with easy access to Chelmsford and Witham and beyond.

DESCRIPTION

Lawrence House, a detached property, ground and first floor offices with potential for further residential accommodation STP (permitted development). The building has been refurbished to a high standard and the first-floor office accommodation provides individual suites. The property also benefits from communal W.C. and kitchenette facilities.

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

ACCOMMODATION GIA

Ground and First Floors 2,228 sq ft (207 sq m)

TENURE

The property is to be sold as a freehold investment purchase, with details of leases available upon request.

PRICE

£600,000 exclusive.

VAT

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

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606606.

EPC

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LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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