

A Detached Period Office Building Approx. 4,500 sq. ft (418m²)

**Roslyn House, 16 Newland Street,
Witham, Essex, CM8 2AQ**



FOR SALE FREEHOLD AT £850,000

- Imposing Detached Office
- Attractive Period Features
- Easy Access to the A12
- Busy Main Road Location
- Generous On Site Parking
- Close to Witham Station

LOCATION

An attractive detached Grade II listed office building, prominently situated fronting Newland Street in Central Witham. Easy access is available to the A12 dual carriageway and to Witham railway station (London Liverpool Street) 40 minutes. Close by in Witham High Street there are a selection of shops, pubs and restaurants.

DESCRIPTION

The office provides a mix of well-appointed rooms with large sash windows providing excellent natural daylighting. A large reception hall features an attractive period stairway leading to the first and second floors where there are further offices, board room, kitchenette and male / female toilet facilities. A cellar provides excellent storage facilities. The offices have gas fired central heating via radiators (not tested) and carpeting throughout.

There are eleven car parking spaces provided to the side of the building with room for a further four spaces within the front drive. To the rear is a pretty private garden which is laid to lawn with hedged borders.

ACCOMMODATION

(Approximate net internal measurements)

Ground Floor	Approx.	1,810 sq ft	168.1 m ²
First Floor	Approx.	1,780 sq ft	165.4 m ²
Second Floor	Approx.	910 sq ft	84.5 m ²
Total	Approx.	4,500 sq ft	418.0 m²
Cellar	Approx.	1,485 sq ft	138 m ²

PRICE

The property is For Sale Freehold at £850,000 plus VAT or To Let on a new lease, length and terms to be agreed, at £65,000 per annum.

BUSINESS RATES

We are informed that the rateable value is £49,500. We estimate that the rates payable are likely to be in the region of £23,710 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class C (66) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

We are advised that the property is VAT elected. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via sole agents:

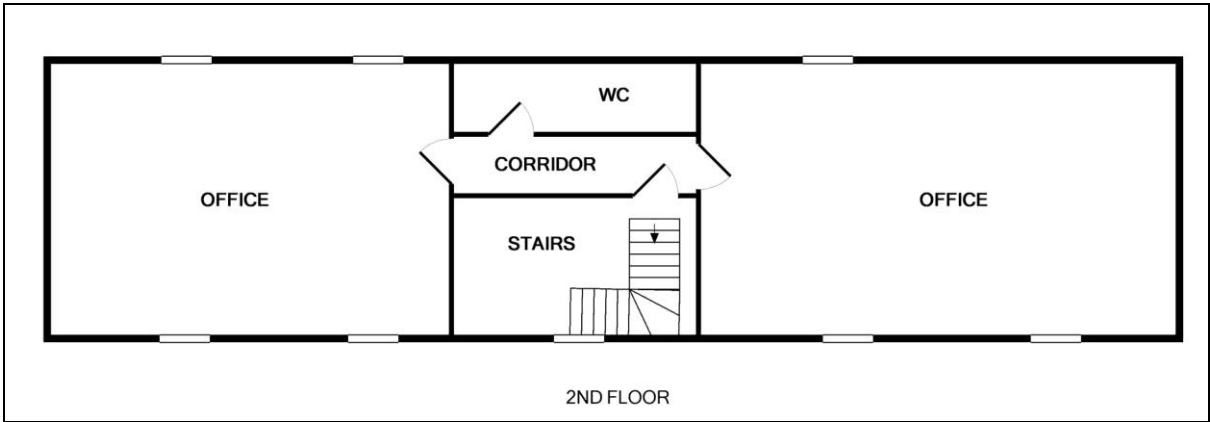
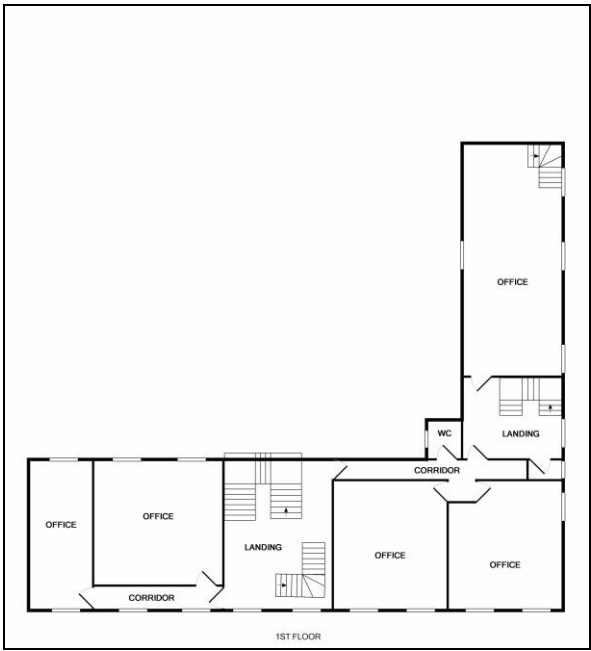
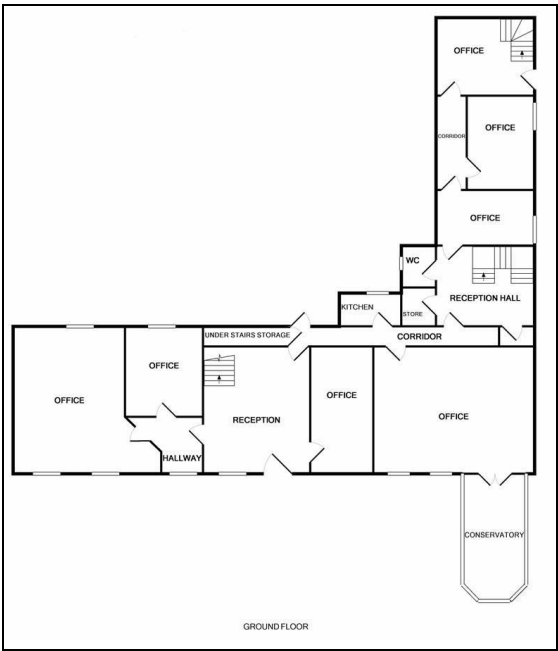
Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



Floor Plans



IMPORTANT NOTICE: -

Newman Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that; i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) The vendor or lessor does not make or give, and neither Newman Commercial nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv) All statements contained in these particulars as to this property are made without responsibility on the part of Newman Commercial or the vendor/lessor. v) All quoting terms may be subject to VAT at the prevailing rate from time to time. vi) Newman Commercial have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. Newman Commercial are Part of The Fenn Wright Group. Details updated 15.11.18.