



## UNIT 17 NEWLANDS CENTRE, WITHAM CM8 2AP

- Witham is an attractive town between Chelmsford and Colchester on the A12.
- Situated close to main car park with Boots, Peacocks and Halifax.
- Approximately 40,000 people living within a 10 minute drive time.
- Occupiers within the scheme include Card Factory, Hays Travel & Savers.
- Under the new E Use Class the property could be used as a shop, café, restaurant, without the need for a planning application.

## CLASS E UNIT TO LET

### TERMS

Available by way of a new effectively full repairing and insuring lease for a term of 5 years.

### EPC

Available upon request.

### RATEABLE VALUE

£18,000 (2023 Assessment)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

### RENT

Upon Application

### FLOOR AREAS

Ground Floor

First Floor

### SQ FT / SQ M

880 / 81.75

331 / 30.75

### SERVICE CHARGE

The service charge for 2023 is approximately £1,616 per annum.

### SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

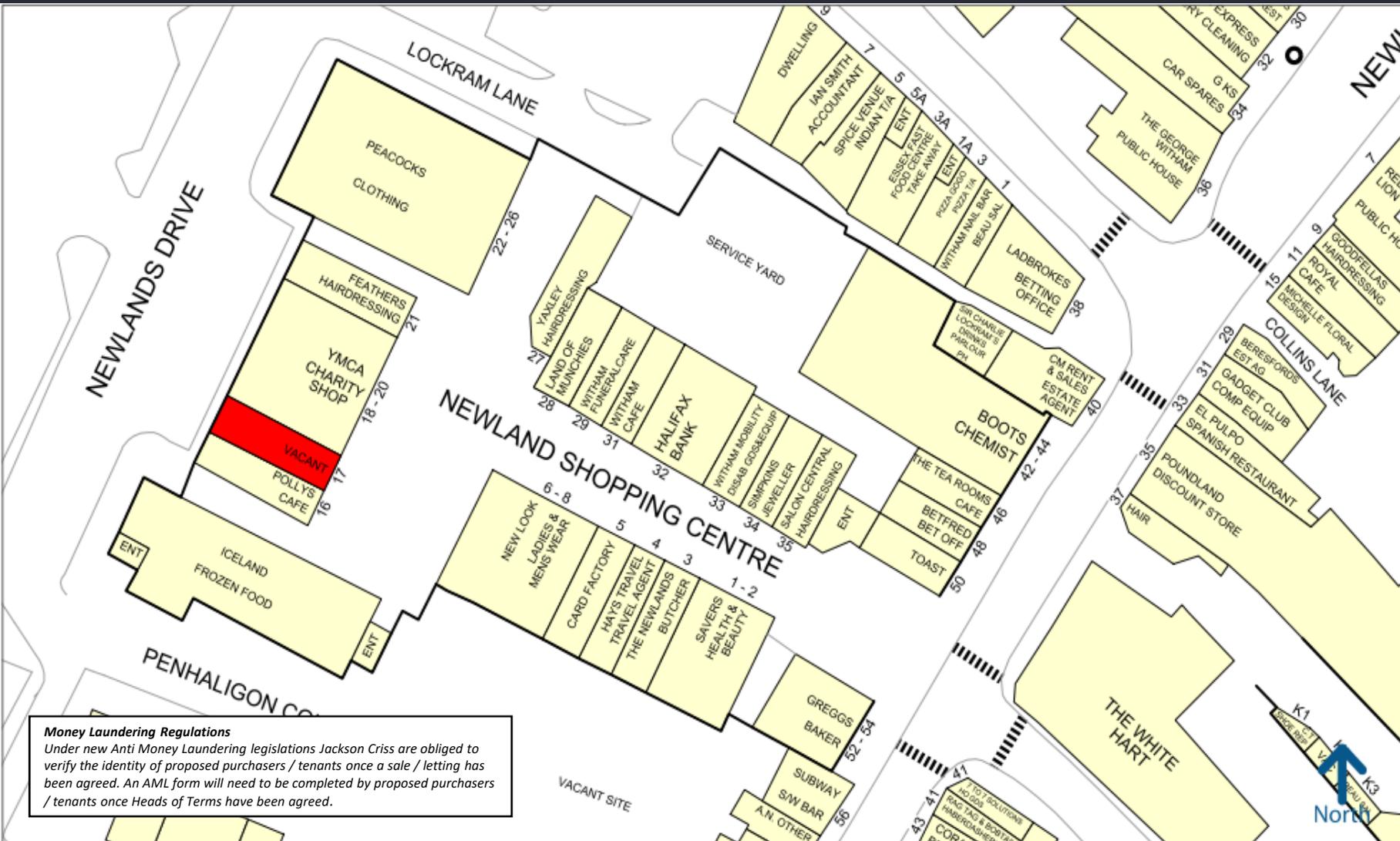


**JACKSON  
CRISS**

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# UNIT 17, NEWLANDS CENTRE, WITHAM CM8 2AP

RETAIL UNIT TO LET  
STAFF UNAWARE



**Money Laundering Regulations**  
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



Card Factory



## JACKSON CRISS

VIEWING

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