

## TO LET - MAY SPLIT

Extensive E Class Premises

Within Established Shopping Centre

1,430 - 7,579 sq. ft. (133 - 704 m<sup>2</sup>)

35 Newland Street, Grove Shopping Centre, Witham, Essex, CM8 2AF



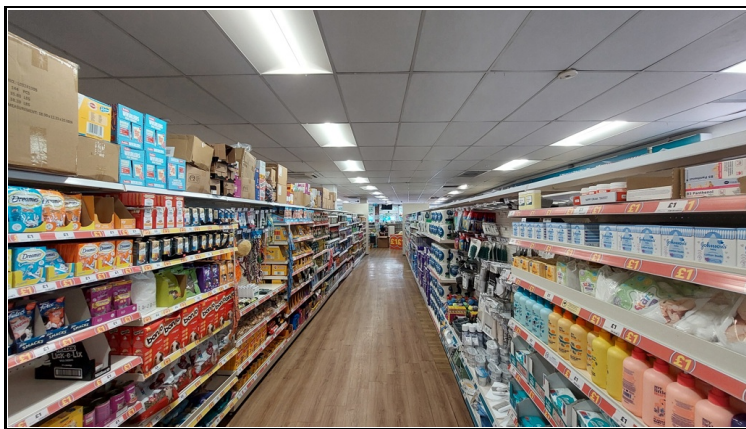
- Other occupiers include Tesco Superstore, Costa, Holland and Barrett & Superdrug
- 327 on site car parking spaces

- Footfall in excess of 2.5 million.
- Uses within Class E considered

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

The Grove Shopping Centre is an established retail destination located in the centre of the historic market town of Witham. Adjoining and set back from the town's busy main high street, The Grove is an open air village style shopping centre anchored by a Tesco Supermarket.

Other recognised occupiers include Specsavers, Costa and Superdrug as well as a number of independent businesses.

## DESCRIPTION

The property benefits from dual end frontages to both the main road along Newland Street and out onto The Grove Shopping Centre offering excellent visibility and branding opportunities.

The ground floor is arranged as predominantly open plan accommodation, together with staff areas, kitchen and staff toilets.

Our clients would consider splitting the premises to create smaller units. Further details upon application.

## ACCOMMODATION

|                             |                                          |
|-----------------------------|------------------------------------------|
| Main retail area            | 6,715 sq. ft. (624 m <sup>2</sup> )      |
| Kitchen, staff toilet areas | 863 sq. ft. (80 m <sup>2</sup> )         |
| <b>Total</b>                | <b>7,579 sq. ft. (704 m<sup>2</sup>)</b> |

*The above floor areas are approximate and have been provided to us and we understand are Gross Internal.*

## TENURE

Available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

On application.

## VAT

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

## BUSINESS RATES

The premises has a Rateable Value of £58,000. Parties should note this figure currently includes the first floor area and is therefore subject to reassessment. Interested parties are advised to make their own enquiries with the Local Authority, Braintree District Council.

## SERVICE CHARGE

A service charge is applicable. Further details available upon application.

## EPC

An EPC has been commissioned.

## LEGAL FEES

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

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

## CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com)

Ref: AC2603/11.25/CC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.