

lot 10

68 Newland Street and 2-8 Guithavon Street
Witham, Essex CM8 1AH

Rent
£25,150 per
annum
exclusive

Freehold Retail and Residential
Investment

- Attractive Corner Retail/Restaurant Unit with Remainder Let on Long Leases
- Popular Essex town
- Situated opposite Prezzo and Barclays Bank
- Town Centre Location close to Newland Shopping Centre



Location

Miles: 9 miles north-east of Chelmsford
15 miles south-west of Colchester
Roads: B1389, A12
Rail: Witham Rail (45 mins to London Liverpool Street)
Air: London Stansted

Situation

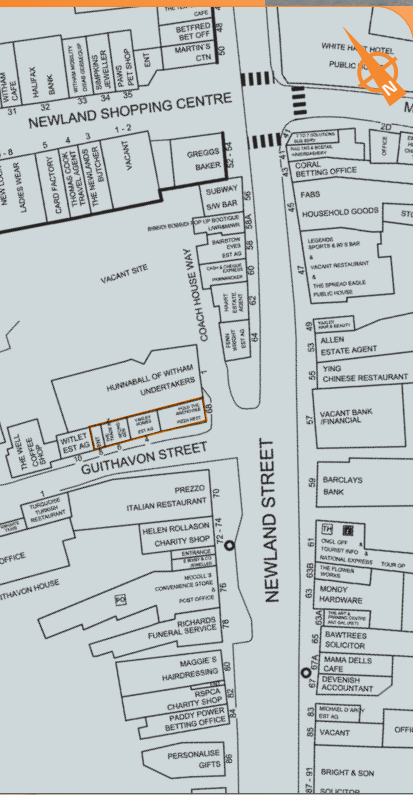
Witham is a town in Essex located just off the A12 between Chelmsford and Colchester. The property is situated in the town centre on the northern side of Newland Street at its junction with Guithavon Street. Newland Shopping Centre is located some 50 metres to the north and houses retailers including New Look, Greggs, Halfax and Thomas Cook. Other nearby occupiers include Prezzo, Barclays Bank, McColls, Haart Estate Agents and Subway.

Description

The property comprises a prominent corner retail unit predominantly trading as a restaurant. Two retail units fronting Guithavon Street and three residential units on upper floors have been let on long leases.

Tenure
Freehold.

VAT
VAT is applicable to this lot.



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Rent p.a.x.	Review/ (Reversion)
68 Newland Street	Ground and Basement	Retail/ Restaurant	189.71 sq m (2,042 sq ft)	INDIVIDUAL t/a Hold the Anchovies Restaurant (1)	10 years from 27/11/2012	£25,000 27/11/2017 (26/11/2022)
2, 4 & 6 Guithavon Street	Ground	Retail	Not Measured	INDIVIDUAL t/a Crumbs Sandwich Bar and the Trade Inn	999 years from 01/04/1980	- (31/03/2979)
Flat A	First	Residential	Not Measured	INDIVIDUAL	150 years from 04/01/2000	£50 04/01/2050 (03/01/2150)
Flat B	Uppers	Residential	Not Measured	NOS 2 LIMITED	150 years from 04/01/2000	£50 04/01/2050 (03/01/2150)
Flat C	Uppers	Residential	Not Measured	INDIVIDUAL	150 years from 04/01/2000	£50 03/01/2150
Totals (No. 68 only)			189.71 sq m (2,042 sq ft)			£25,150

(1) Hold the Anchovies is a vintage dining room and world kitchen which was Highly Commended for Pride in Essex, by Essex Life Food & Drink Awards. (Source: www.holdtheanchovies.co.uk 13/09/2016)

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Eversheds LLP
1 Callaghan Square, Cardiff CF10 5BT
Tel: +44 (0)2920 477 210
Email: AlexShapland2@eversheds.com
Ref: Alex Shapland