



## CLASS E UNIT TO LET

### TERMS

Available by way of a new effectively full repairing and insuring lease for a term of 10 years.

### RENT

£45,000 pax subject to upward only rent review at end of 5th year.

### FLOOR AREAS SQ FT / SQ M

Ground Floor 3,240 / 301  
First Floor: 998 / 93

### EPC

Available upon request.

### SERVICE CHARGE

The service charge for 2023 is approximately £5,087 per annum.

### RATEABLE VALUE

£30,250 (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.

### 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.

## UNIT 6/8 NEWLANDS CENTRE WITHAM CM8 2AP

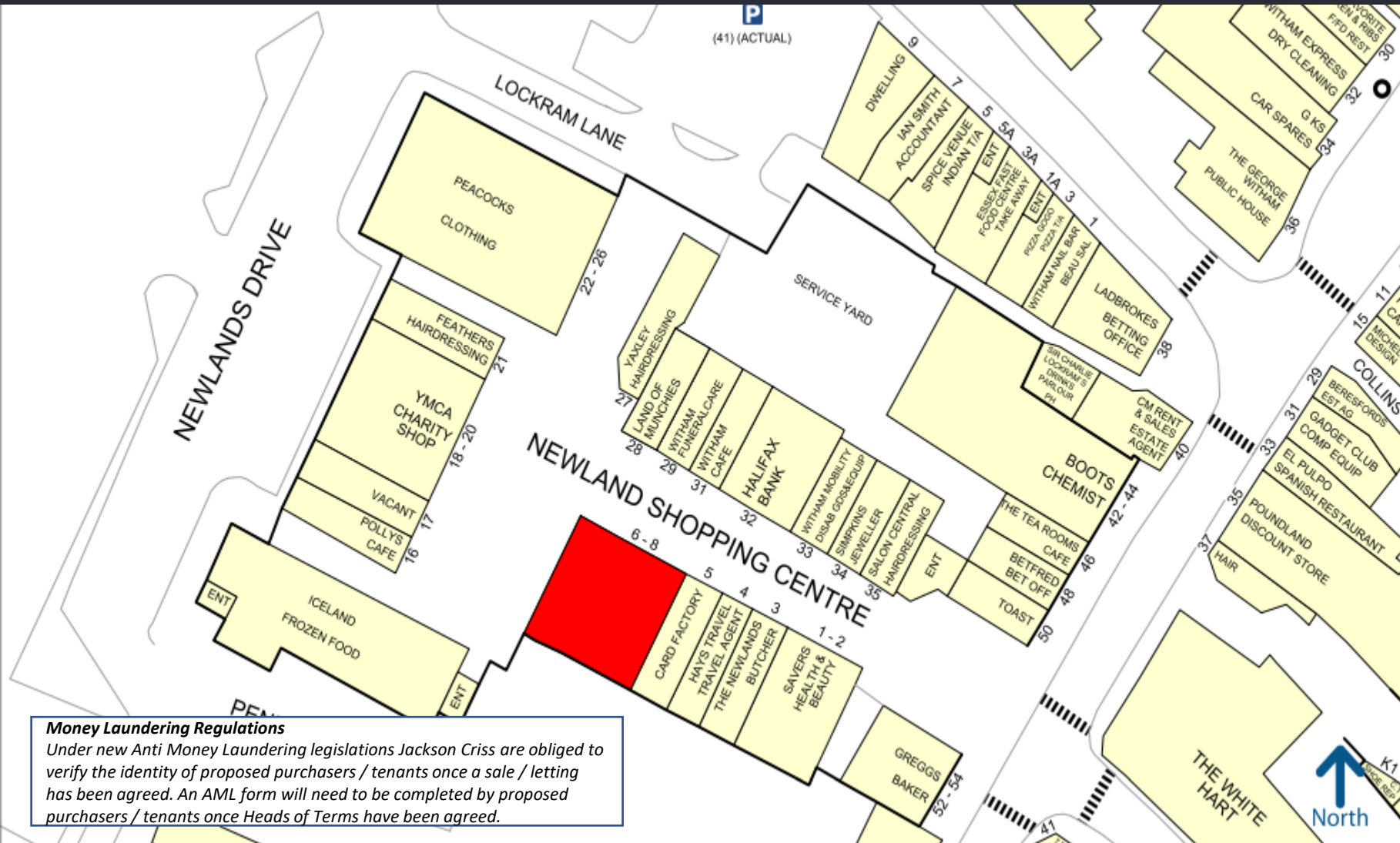
- Witham is an attractive town between Chelmsford and Colchester on the A12
- Situated close to main car park with Boots, Peacocks and Halifax.
- Approximately 40,000 people living within a 10 minute drive time.
- Occupiers within the scheme include Card Factory, Hays Travel & Savers.
- Under the new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



**JACKSON  
CRISS**

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# UNIT 6/8 NEWLANDS CENTRE WITHAM CM8 2AP



**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.



JACKSON  
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**VIEWING**

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