



## UNIT 46 Newland St, Witham CM8 2AR

- Witham is an attractive town between Chelmsford and Colchester on the A12.
- Situated close to main car park with Boots, Peacocks and Iceland.
- Approximately 40,000 people living within a 10 minute drive time.
- Occupiers within the scheme include Card Factory, Peacocks & 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 RETAIL UNIT TO LET

### TERMS

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

### RENT

£21,000 pa

### FLOOR AREAS

Ground Floor

### SQ FT / SQ M

902 / 83.8

### SERVICE CHARGE

The service charge for 2025 is approximately £1,545 per annum.

### EPC

This property's energy rating is D.

### RATEABLE VALUE

The Rateable Value is currently £14,750 (2023 Assessment) with a rate in £ of 0.499.

Retail, Hospitality and Leisure occupiers will qualify for relief at 40% from 1st April 2025 to 31st March 2026.

### 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.

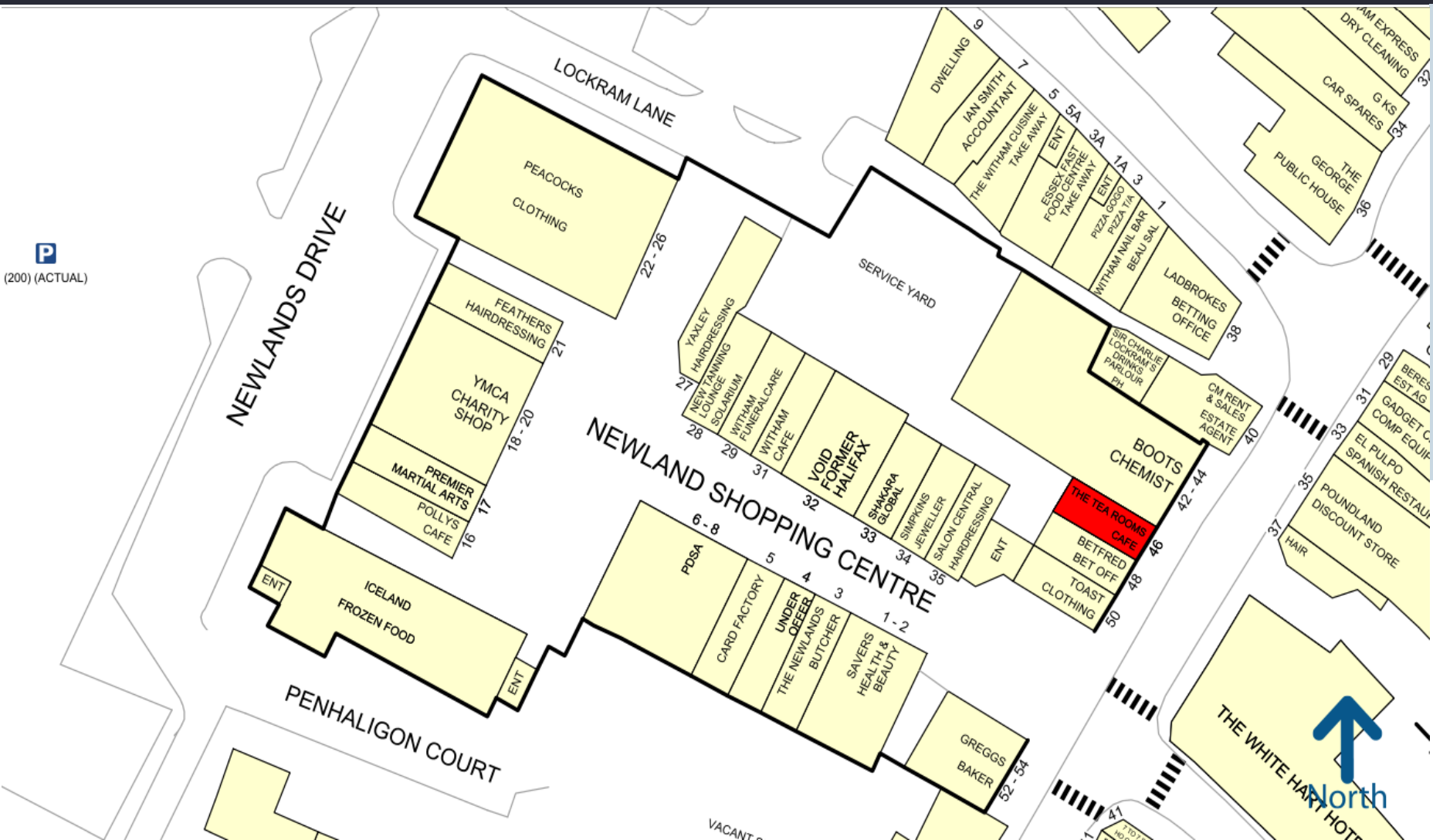


**JACKSON  
CRISS**

[www.jacksoncriss.co.uk](http://www.jacksoncriss.co.uk)  
4th floor  
32 Brook Street  
London W1K 5DL  
+44(0)207 637 7100

# UNIT 46 Newland St, Witham CM8 2AR

CLASS E RETAIL UNIT TO LET



JACKSON  
CRISS

VIEWING

David Scott  
davids@jacksoncriss.co.uk  
07798 823376

Jacob Matthews  
jacobm@jacksoncriss.co.uk  
07817 722323

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.