2 Crittall Road, Witham, Essex CM8 3BL

Prominent Car Showroom and Workshops
13,806 sq ft (1,282.6 sq m)

To Let

- High profile position close to the A12 (Junction 22)
- Adjacent Esso petrol station
- Available on new lease
- Forecourt display for 50+ vehicles
- Refurbished showrooms
- EPC Rating: D
Location

The property is prominently situated at the junction of Colchester Road with Crittall Road and benefits from direct access to the A12. Colchester and Chelmsford are equidistant being approximately 8 miles north and south respectively.

Description

The property comprises a purpose built car showroom adjoining offices and stores. Recently the substantial workshops (7,725 sq ft) have been upgraded and put to showroom use, but could revert as a whole or in part quite readily. Please see the photographs attached.

The site benefits from three phase electricity and most elevations are fully glazed. There are multiple points of access to the outside display areas which extend to 0.6 of an acre, are tarmac surfaced and can accommodate up to 50 vehicles with no less than 20 having very prominent roadside frontage.

Accommodation

The premises provides the following approximate floor areas:-

- Showroom 1 - including sales office 3,977 sq ft  369.5 sq m
- Former Workshop - now Showroom 2 7,725 sq ft  717.6 sq m
- Parts Store 1,249 sq ft  116.0 sq m
- First Floor Offices 855 sq ft  79.5 sq m

Planning

The property benefits from a long standing sui generis motor trade use, having previously been a Ford main dealership.

Business Rates

The property has a current assessment as ‘Car Showroom and Premises’ with a Rateable Value of £109,000.

Additional Workshop Accommodation

Close by at 5 Crittall Road is the former Ford Accident Repair Centre comprising workshops and generous external areas and workshops extending to 6,900 sq ft. This property is available by separate negotiation.

Terms

The property is available to let as a whole on a new full repairing and insuring lease for a minimum 5 year term.

Rent

Offers are invited in the region of £100,000 plus VAT. The additional area shown red hatched is available by separate negotiation.

VAT

The property is VAT elected.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright
1 Tollgate East, Stanway, Colchester, CO3 8RQ
Contact:
Lewis Chambers E. lcc@fennwright.co.uk T. 01206 216562

Fenn Wright
20 Duke Street, Chelmsford, CM1 1HL
Contact:
James Wright E. jw@fennwright.co.uk T. 01245 292826

Particulars for 2 Crittall Road, Witham, Essex CM8 3BL
Particulars for 2 Crittall Road, Witham, Essex CM8 3BL
Fenn Wright is the region’s leading, independently owned firm of chartered surveyors, estate agents and property consultants.

We are trusted property experts in Essex and Suffolk and our branch network is conveniently located along the A12 corridor in and around Chelmsford, Colchester and Ipswich.

Our business divisions specialise in:

- Commercial sales, lettings and professional advice
- Development, planning and new homes
- Residential sales, lettings and premium property
- Agricultural property advice, farms and land, fisheries (UK-wide)
- Equestrian property (UK-wide)
- Mortgage valuations, homebuyer report, building surveying.

Everyone at Fenn Wright takes pride in using their expert local knowledge and professional know-how to provide an industry-leading level of service that delivers results for our clients time and time again.

Our commercial expertise includes:

- Sales, letting and acquisition
- Commercial valuation services
- Property management
- Rent reviews & lease renewals
- Surveys & building consultancy
- Business rates
- Dispute resolution services
- Corporate recovering & insolvency

For further information

01206 216 565
fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.

ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.

iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.

v. All quoting terms may be subject to VAT at the prevailing rate from time to time.

vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.