

TO LET
£ 12,000 PAX

IDEAL LOCATION
FOR POTENTIAL
CAR SALES SITE



Boundary Line for Illustration Purposes Only

1 RIVERSIDE AVENUE
MANNINGTREE, CO11 1US

NP NICHOLAS
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LOCATION & SITUATION

Manningtree is approximately 7 miles northeast of Colchester, 11.6 miles east of Harwich International Port, one of the UK's leading multi-purpose freight and passenger ports and within 10 miles of the A12/A120 junction at the Crown Interchange, providing direct routes to Ipswich and the M25.

The property is situated in a mixed commercial and residential area of Manningtree. The historic village attracts many of the public which neighboring occupiers such as The East of England CO-OP, Gjoni Tyres, Boots Pharmacy, and other independently owned retail shops all benefit from the large amount of footfall in this area.

DESCRIPTION

The property comprises a brick-built office extending to approx. 656 sq. ft over ground and first floor, with the benefit of allocated parking to the front prominently positioned facing onto Station Road. Ragmarsh Farm shop currently occupies part of the building on the ground floor, having access to a shared forecourt parking area.

Situated on the corner of Riverside Avenue East and Station Road, this office and parking could provide an ideal location for a car/commercial vehicle display sales and sale office, with the possibility to create approximately 12 double banked display spaces as shown on the OS plan (for identification purposes only). Other alternative uses will also be considered.

EPC

The property EPC is yet to be confirmed.

TERMS

The property is available to let by way of a new effective, full repairing and insuring lease for a term of years to be agreed at a passing rent of £12,000 per annum exclusive contracted outside the landlord and tenant act 1954.

VAT

All rents quoted are exclusive of VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Tom Noble

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.