

GUIDE PRICE  
£70,000 STC

BAR / DRINKING  
ESTABLISHMENT  
FOR SALE FREEHOLD

NP NICHOLAS  
PERCIVAL  
COMMERCIAL



1 LOCKRAM LANE  
WITHAM, ESSEX, CM8 2BJ

- » Licensed Premises
- » Previously T/A Sir Charlie Lockram's Drinks Parlour
- » Extends to 748 sq. ft. on ground and first floors

## LOCATION & SITUATION

Witham is a town located within the Braintree district of Essex, situated between Chelmsford and Colchester via the A12 trunk road, which provides excellent links to the M25, Stansted Airport and the A120.

The property is situated on Lockram Lane, a side street located off the busy Newland Road, in the town centre. Witham Rail station is located 0.6 miles to the north, located on the mainline to London Liverpool Street with average journey times of 45 minutes.

Witham town centre comprises a wide range of retail occupiers to include estate agencies, bars, restaurants, Tesco Superstore, boutique retail shops and cafes.

Newlands Drive public car park is located a short walk north of the property via Lockram Lane.

## DESCRIPTION

The property comprises a three storey, end of terrace bar / drinking establishment, constructed rendered brick walling to ground floor, and weather boarded timber frame on first and second floors, under an assumed slate pitched tile roof. Part of the property comprises a flat roof to the rear.

The adjoining property is 40 Newlands Street, occupied by Bairstow Eves Estate Agents. The property benefits from a flying freehold over 40 Newlands Street, as shown on the land registry plan, available upon request.

Internally the property comprises a bar on the ground floor with tiled flooring, timber glazed windows and lighting. The first floor comprises open plan seating area, with timber flooring, timber single glazed windows with male and female WC facilities. A loft hatch provides access to the second floor.

The property is in poor order and is to be sold on an 'as seen' basis, STC.

## ACCOMMODATION

	Sq. M	Sq. Ft.
Ground Floor Bar	24.32	262
Ground Floor Store	4.40	47
First Floor Seating Area	36.41	392
First Floor Store	4.32	47
<b>Total</b>	<b>69.45</b>	<b>748</b>

The property benefits from a second floor / loft space, accessed via a loft hatch, however we have not included this area within our accommodation schedule.



## PLANNING / LICENSING

We understand a premises licence has been granted at the property for the following hours, 17/00659/LAPREM/LA refers.

Sunday: 11am – 12am  
Friday & Saturday: 11am – 3am  
Monday – Thursday: 11am – 12am

## RATEABLE VALUE

The property is within Braintree District Council for rating purposes and is described and assessed in the current Rating List 2023 as follows:

Address	Description	Area	Rateable Value
40B, Newland Street, Witham, Essex, CM8 2BJ	Shop and premises	54.1 m <sup>2</sup>	£7,100

Occupiers may benefit from full business rate relief as the Rateable Value is less than £12,000.

## TERMS

A Guide Price of £70,000 (Seventy thousand pounds), STC for the Freehold interest, to be sold with vacant possession.

Cash purchasers only.

Title No - EX512447

## VAT

The VAT status of the property is to be confirmed.

## LEGAL FEES

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

## ANTI MONEY LAUNDERING

Please note, Nicholas Percival Ltd are required to formally verify the identity of prospective purchasers prior to instructing solicitors.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Billy Coe MRICS or Ollie Percival.

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**NP** NICHOLAS  
PERCIVAL  
C O M M E R C I A L

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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.