



## Commercial Development: Great Tey

POA

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

A timber framed workshop, car port and storage barn located in a rural location, suitable for business, employment and community uses, subject to planning and conversion. Great Tey is 1.3 miles, Marks Tey 3 miles, Braintree. Coggeshall 3 miles (as the crow flies).

### DETAILS

### DESCRIPTION

#### To Let

The landlord will consider conversion of the barn to a range of business uses, employment or community uses subject to obtaining the necessary planning consent.

Tenants will be expected to sign an Agreement to Lease prior to any works taking place.

The conversion costs, including utility connections, is estimated to be in the order of £75,000 - £125,000 depending on use and specification. Conversion is anticipated to take 3-6 months.

Rent shall be dependent on the use and tenants requirements. Indicative rents are:

- Storage Â£2 - Â£3 per sqft per annum
- Workshop Â£3.50 - Â£5 per sqft per annum
- Offices Â£6 - Â£10 per sqft per annum

Rents exclude all outgoings; tenants will be responsible for business rates, insurances and all utility costs.

Tenants can seek finance or undertake conversion themselves and receive a rent free period in lieu of costs, subject to signing suitable lease terms and providing adequate personal and financial references.

### **For Sale - Guide Price - Â£80,000**

The owner will consider the sale of the barn for business, employment or community uses, subject to terms being agreed.

Purchase of the property is subject to a covenant restricting the use of the premises to only business, employment or community uses.

There will be a requirement for the purchaser (and successors) to pay a further Â£200,000 if any residential or other change of use is achieved enabling the property to be used for any form of domestic habitation.

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### **TOWN PLANNING**

The local planning authority is Braintree District Council. Planning permission for a change of use and conversion will be required. An application will need to be submitted once proposed uses and specifications are known and agreed. Listed Building Consent is also required.

Obtaining planning consent is likely to take 3-6 months. Who bears the cost of obtaining planning permission will be dependent on terms.

## **LEGAL**

### **BUSINESS RATES**

Business Rates are payable to Braintree District Council by the tenant. The current Rateable Value is unknown, an application to the Council will need to be made once conversion is complete. Tenants should make their own inquiries as to the level of payment due and availability of any reliefs.

## **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

## **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

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**Whirledge  
&Nott**

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