



Commercial Property: Purleigh

POA

RAYLEIGH OFFICE

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

01268 904389

Former dog kennels are available for a range of business uses, employment or community uses subject to obtaining the necessary planning consent.

DETAILS

FOR SALE GUIDE PRICE - £POA

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.

TO LET

The landlord will consider conversion of the two barns for a range of business uses, employment or community uses subject to obtaining the necessary planning consent. The barns extends to approximately 1,761 sq ft.

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 Â£65,000 - Â£200,000 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 sq ft per annum

Workshop Â£3.50 - Â£5 per sq ft per annum

Offices Â£8 - Â£12 per sq ft 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.

TOWN PLANNING

The local planning authority is Maldon 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

NOTICE

Whirlledge & 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. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

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