



**13 Church Street
Coggeshall
CO6 1TU**

DESCRIPTION:

13 Church Street, a two-storey commercial unit, occupies a prominent position within the historic centre of Coggeshall, an attractive and well-established Essex market town renowned for its distinctive architectural character.

The street forms part of the town's historic core, with a traditional mix of independent shops, businesses, cafés and services set amongst a collection of period properties.

To be offered redecorated, the available premises comprises a ground floor open plan area with staircase to the rear leading to the first floor retail space, kitchenette and WC. Ideal for small or new business. EPC to be commissioned.

RENT: £1,250pcm exclusive, plus VAT if applicable

RATEABLE VALUE:

£4,350 (nil payable for tenant eligible for small business rates relief)

LOCATION:

Coggeshall is an attractive and historic Essex village situated approximately 8 miles east of Braintree and 12 miles north-west of Colchester. The location offers good road accessibility, with access to the A120 providing links towards Braintree, Colchester and Chelmsford.

TERMS AND CONDITIONS:

Available on flexible terms – rent to include water and sewage costs. The unit is separately metered for electricity.

LEGAL COSTS:

Ingoing tenant is responsible for the landlords' reasonable costs.

VIEWING:

By appointment: call 01245 350160 or email jim@robertdewar.co.uk

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavour to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

