

# FOR SALE/TO LET LARGE RETAIL UNIT AND UPPER PARTS

Ponden House, 7-9 Great Square, Braintree, Essex, CM7 1TX.

**JOSCELYNE  
CHASE**

PROPERTY CONSULTANTS  
SINCE 1777

18-20 Bank Street,  
Braintree, Essex, CM7 1UP

T 01376 322 222

E [property@joscelynechase.co.uk](mailto:property@joscelynechase.co.uk)

W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)



- 3,216 SQFT GROSS INTERNAL AREA

- Gross Frontage 35ft approx
- Great Sq being Pedestrianised
- Close to the new Victoria Sq regeneration project
- Built depth 55ft approx
- Potential to convert the first floor into Residential
- No VAT

**Long Leasehold  
£430,000**

For further information or to arrange a viewing  
please call [01376 554 518](tel:01376554518) or [554 501](tel:01376554501)

## LOCATION

Ponden House is located in Braintree town centre, a short walk from Sainsburys, Tescos and George Yard shopping centre. Great Square effectively forms part of the High St which is currently being pedestrianised. The property is also located close to the new Manor Street development a multi million pound regeneration project which is due to be completed later this year. The new development known as Victoria Square will provide a 70 bed Travel Lodge Hotel, 30 apartments, a large Livewell health facility, bus depot, pharmacy and two new retail units.

## DESCRIPTION

Ponden House consist of a large double ground floor retail unit with two sets of double doors, a gross frontage of approximately 35 ft and a built depth of approximately 55ft. A number of columns run down the middle of the unit which could be split into two separate retail units. The ground floor has a gross height of just over 13 ft.

Stairs on one side of the property lead to a large first floor currently split into two areas with toilets to the rear. The first floor has a concrete floor and subject to planning has the potential to be converted into residential apartments.

## ACCOMMODATION

Gross Frontage - approx. 35ft  
Built Depth - approx. 55fy.

Ground floor - 1,674 sqft  
First floor - 1,542 sqft  
**Total 3,216 sqft GIA**

## TERMS

The property is available on a 999 year long leasehold interest **£430,000 - no VAT**. Alternatively the property could be let at a rent of **£35,000 per annum** payable quarterly in advance - no VAT.

## SERVICES

The property has mains electricity, water and drainage.  
Please note Joscelyne chase has not tested any of these services.

## RATEABLE VALUE

Applicants are recommended to make enquiries with Braintree District Council, tel. no. (01376) 552 525.

## LEGAL FEES

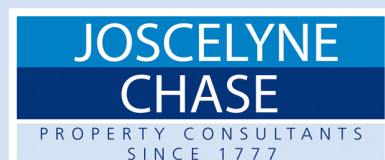
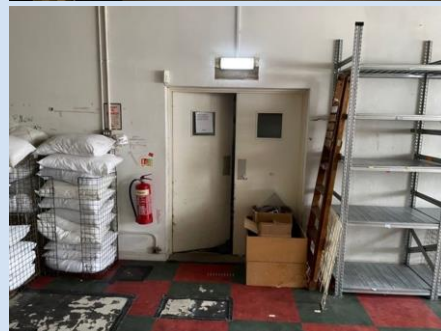
Each party is responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact our office if you would like a copy of the full report.

## VIEWING

Strictly by appointment with **JOSCELYNE CHASE**, please contact the **Commercial Department (01376) 554 518 / (01376) 554501**.



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These particulars are believed to be correct but do not constitute an offer or contract