



## Nitronics House

The Maltings, Sawbridgeworth, CM21 9JX

**Maltings building with  
planning consent  
for part residential  
conversion**

**4,917 sq ft**  
(456.80 sq m)

- Self contained
- Suitable for a variety of uses
- Minimum of 9 car parking spaces

# Nitronics House, The Maltings, Sawbridgeworth, CM21 9JX

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 4,917 sq ft   |
| <b>Price</b>          | £550,000.00 (guide price). The property is available for sale freehold with full vacant possession. |
| <b>Business Rates</b> | See below   |
| <b>VAT</b>            | Not applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>EPC Rating</b>     | Upon enquiry  |

## Description

The property forms part of a larger former Maltings. The building has attractive principally weather boarded facias under a pitched roof covered in slate. The Property is Grade II listed. Internally the property has been used for light manufacturing on the ground floor together with offices on the first floor and storage/offices on the second floor. The property is however suitable for a wide range of uses.

## Location

The property is situated to the north east of Sawbridgeworth town centre within a short walk of Sawbridgeworth station serving London's Liverpool Street via Tottenham Hale (Victoria Line).

## Accommodation

The accommodation comprises the following areas; The total floor area of the residential flats 3,703 sq. ft / 344.5 sq. m

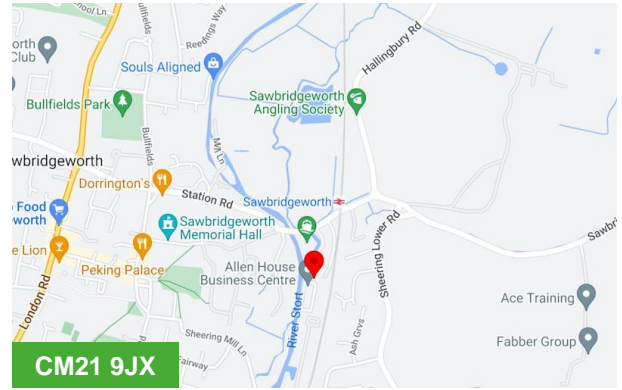
| Name           | sq ft        | sq m          |
|----------------|--------------|---------------|
| Ground - floor | 1,055        | 98.01         |
| 1st - floor    | 2,345        | 217.86        |
| 2nd - floor    | 1,517        | 140.93        |
| <b>Total</b>   | <b>4,917</b> | <b>456.80</b> |

## Planning

The previous use of the building would fall within Class E. Under planning reference EPF/1882/21 and EPF/1892/21 LB consent has been granted for the conversion of the first and second floors to form 5 apartments the ground floor being retained in commercial use. Further details on request.

## Rates

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the property has the following Rateable Value. Ground Floor £8,900 - First Floor - £17,000 - Second Floor £13,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.



## Viewing & Further Information



**Simon Beeton**

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### **Richard Williams (Wright and Co.)**

01279 600 400

### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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