



**RANGE OF LISTED ESSEX BARNs AND OUTBUILDINGS
FOR LIGHT INDUSTRIAL OR OTHER COMMERCIAL
USES (STP)**

26,700 SQ FT (2,480.43 SQM)

TO LET

- Flexible space
- Range of uses (subject to planning)
- Ample parking
- Rural location

RENT On Application

**VIEWING Strictly by Appointment
Tel: 01279 755900**

The Barns
Sheering Hall
Braintree Road
Shalford
Essex
CM7 4QY

Mullucks
PART OF HUNTERS

E: mullucks@mullucks.co.uk

The Guild House
Water Lane
Bishop's Stortford
Herts. CM23 2JZ

DISTANCES (All distances approximate)

Braintree	3 miles
Chelmsford	13 miles
Gt Dunmow	10 miles

DESCRIPTION

A range of buildings formerly serving Sheering Hall:

Essex Barn	270 sqm (2900 sq ft)
Dutch Barn	750 sqm (8070 sq ft)
Traditional Barn	540 sqm (5810 sq ft) (poor repair)
Grain Store	392 sqm (4220 sq ft)
Livestock Building	529 sqm (5700 sq ft) (asbestos roof)

FEATURES

- Flexible space
- Range of uses (subject to planning)
- Ample parking
- Rural surroundings

TERMS

The property is available by way of a pre-let agreement, the details of which are to be agreed.

SERVICE CHARGE

Dependent upon the terms agreed, a service charge may be payable.

Building insurance is separately charged.

BUSINESS RATES

We understand that the property will need to be assessed for Business Rates. Prospective occupiers should make their own enquiries of Braintree District Council to verify the Business Rates payable.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

AGENTS NOTE

The applicant is to make their own enquiries regarding their intended use with the Local Authority.

Vehicle related uses will not be permitted.

Gymnasium and similar uses will not be permitted.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

Mullucks have offices in Bishop's Stortford, Saffron Walden and Epping covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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