

CLASS E OPPORTUNITY

CHELMSFORD

26 HIGH STREET



Description

The subject property is situated in Chelmsford is a city in the City of Chelmsford district in the county of Essex, England. It is located 30 miles (50 kilometres) north-east of London at Charing Cross and 22 miles (35 kilometres) south-west of Colchester.

The core shopping thoroughfare runs along the pedestrianised High Street which is anchored at either end by the two covered shopping centres, High Chelmer and The Meadows.

The subject property is prominently located on the Eastern side of the High Street. Retailers in the immediate vicinity include **Fraser Hart**, **Vodafone**, **Waterstones**, **WH Smith**, **Swarovski** and **H&M**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is arranged over ground, first, second and third providing the following approximate areas:

Ground Floor	2,105 sq. ft.	(195.56 sq. m)
First Floor	745 sq. ft.	(69.21 sq. m)
Second Floor	629 sq. ft.	(58.44 sq. m)
Third Floor	508 sq. ft.	(47.19 sq. m)
Total	3,987 sq. ft.	(370.40 sq. m)

Lease

Assignment of the lease due to expire 18 August 2025. Alternatively a sub-lease of whole or of part is permitted.

Rent

£210,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£94,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C. A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

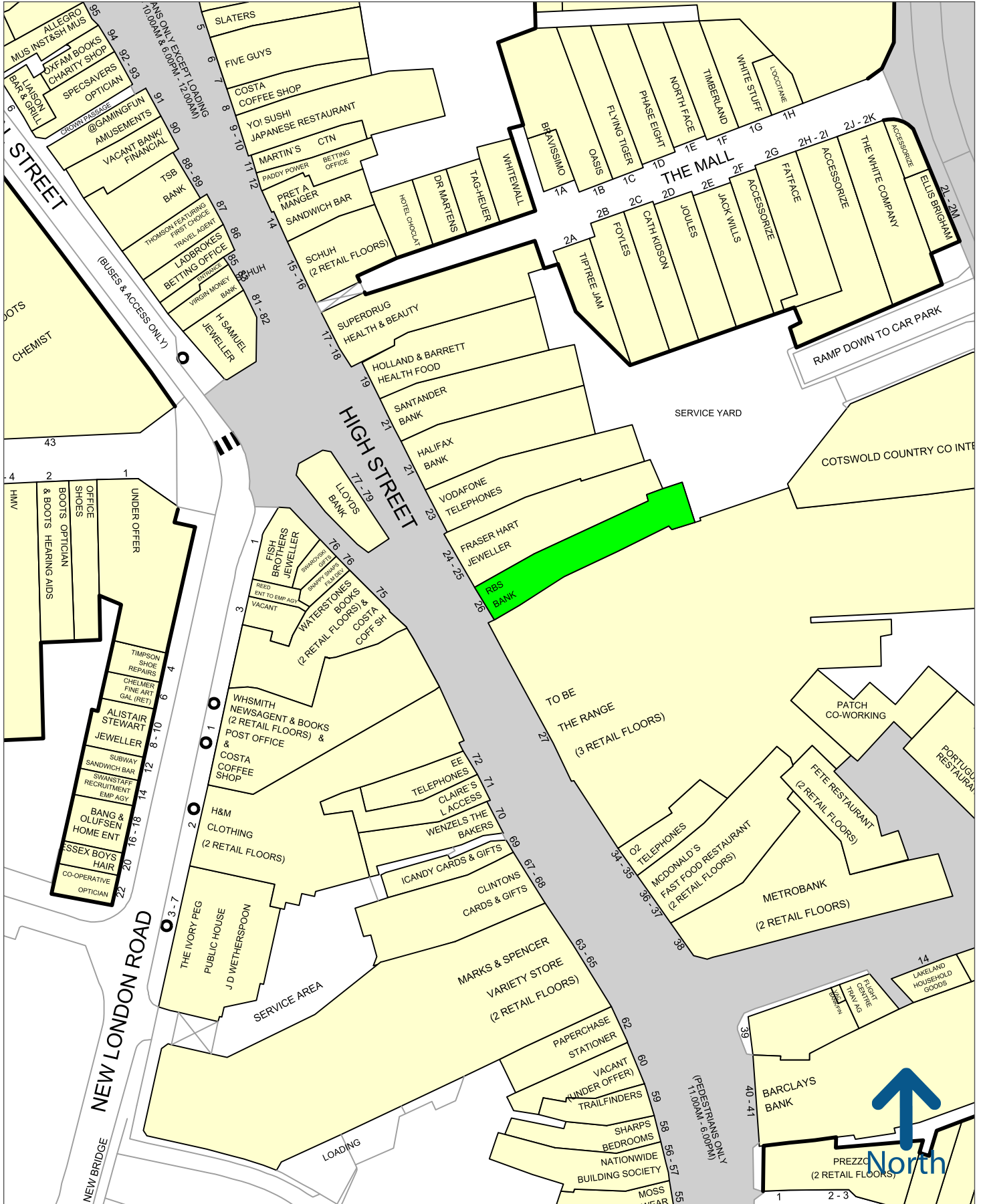
Freddie King **07545 386694**
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In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 05/09/2022
Created By: Green and Partners



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