

PRIME LEISURE  
OPPORTUNITY

# CHELMSFORD

CHANCELLOR HALL  
MARKET ROAD  
HIGH CHELMER SHOPPING  
CENTRE

## Description

High Chelmer provides the largest covered shopping centre in Chelmsford with over 80 shops open 7 days a week. The scheme provides the dominant mass market fashion offer within the city with retailers including **Next**, **Primark**, **JD Sports** and **River Island**. **Flannels** are due to open in Summer 2023 on the entrance to the scheme. Recent lettings have been completed to **Ann Summers**, **Hays Travel**, **Cards Direct** and **Boots Hearing World**. **Flannels** are due to open in Summer 2023.

The premises are a former Evoke Nightclub and sit adjacent to the Exchange Way F&B offering where occupiers include **Cote**, **Turtle Bay** and **Banana Tree**.

**Premises licence in possession of landlord. Further details available upon request.**

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

## Accommodation

The premises are arranged over ground, first and second floors providing the following approximate areas:

|              |               |                  |
|--------------|---------------|------------------|
| Ground Floor | 746 sq. ft.   | (69.30 sq. m)    |
| First Floor  | 8,187 sq. ft. | (760.59 sq. m)   |
| Second Floor | 2,743 sq. ft. | (254.83 sq. ft.) |

## Lease

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

# £125,000

per annum exclusive.



## Service Charge

The current service charge for the financial year is £17,000 per annum.

## Business Rates

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

|                       |          |
|-----------------------|----------|
| <b>Rateable Value</b> | £110,000 |
| <b>UBR (23/24)</b>    | 0.512p   |

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

## EPC

The property has an EPC rating of D 91. A full report is available upon request.

## Legal Costs

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

## Viewing

Subject to vacant possession and by appointment through joint agents, **Green & Partners**, contacting:

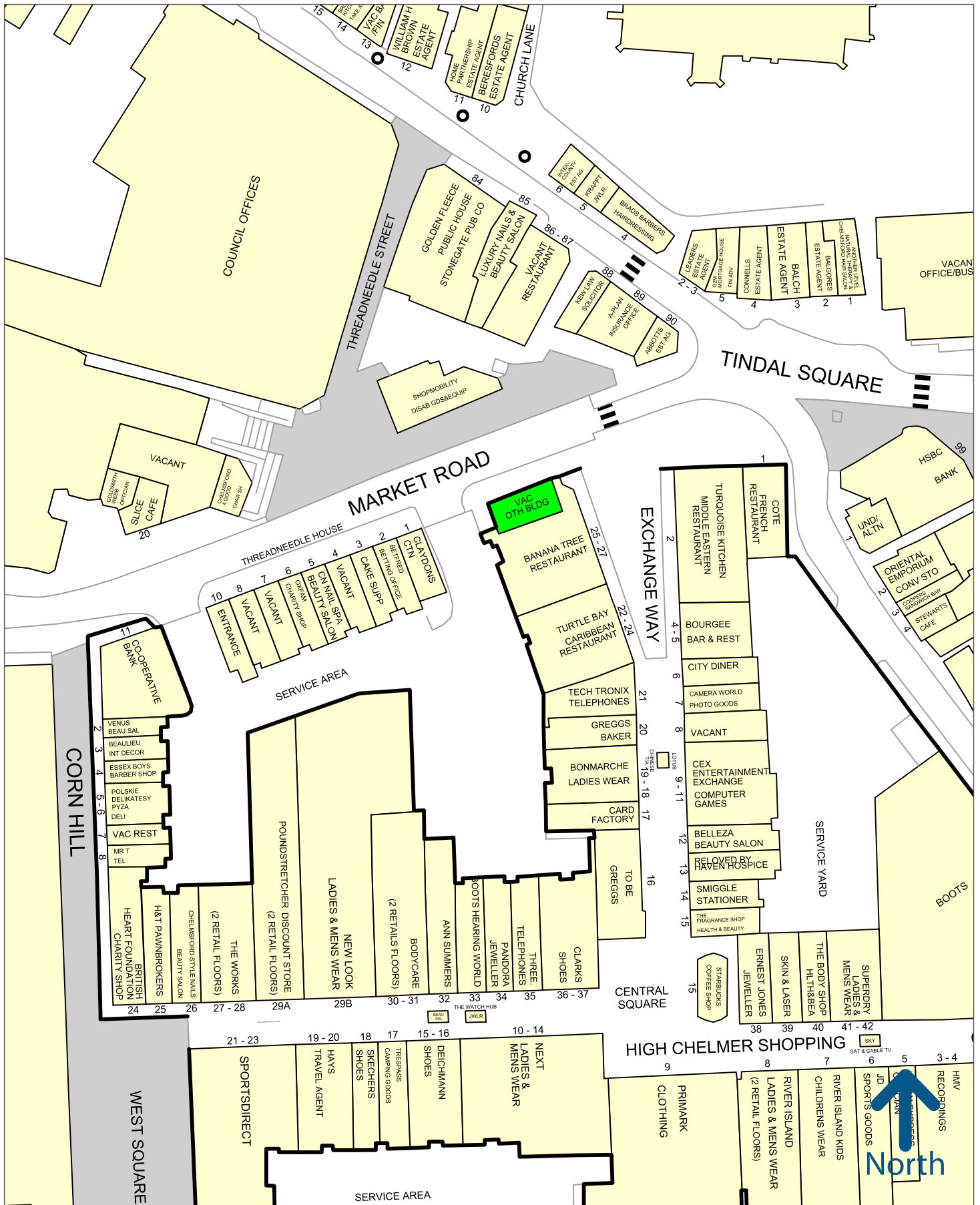
**Matt Beardall**                      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Adam Bindman**                      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

Or, **Cushman & Wakefield**, contacting:

**James Merrett**                      **020 7935 5000**

*Subject to Contract*



50 metres

Experian Goad Plan Created: 02/02/2023  
Created By: Green and Partners



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