

PRIME CLASS E OPPORTUNITY

CHELMSFORD

UNIT 3, 1 NEW LONDON ROAD



Description

The subject premises occupies a prime position in Chelmsford Town Centre. Nearby retailers include Waterstones, WHSmith, H&M, M&S, The Range, Boots, Lloyds Bank, Superdrug, Holland & Barrett, Santander and Halifax. The property is also near High Chelmer and The Meadows Shopping Centre, whilst also benefiting from being a short distance from Chelmsford train station.

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

Accommodation

The premises are arranged over ground floor and basement, comprising the following areas and dimensions:

Ground floor 1,253 sq. ft. (116.41 sq. m) **Basement 973 sq. ft.** (90.39 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£110,000

per annum exclusive.

Business Rates

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

Rateable Value £97,000 **UBR (24/25)** 0.546p

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

EPC

The property currently has an EPC rating of D. 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

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

Freddie King 07545 386694

freddie.king@greenpartners.co.uk

Ben Sykes 07572 075103

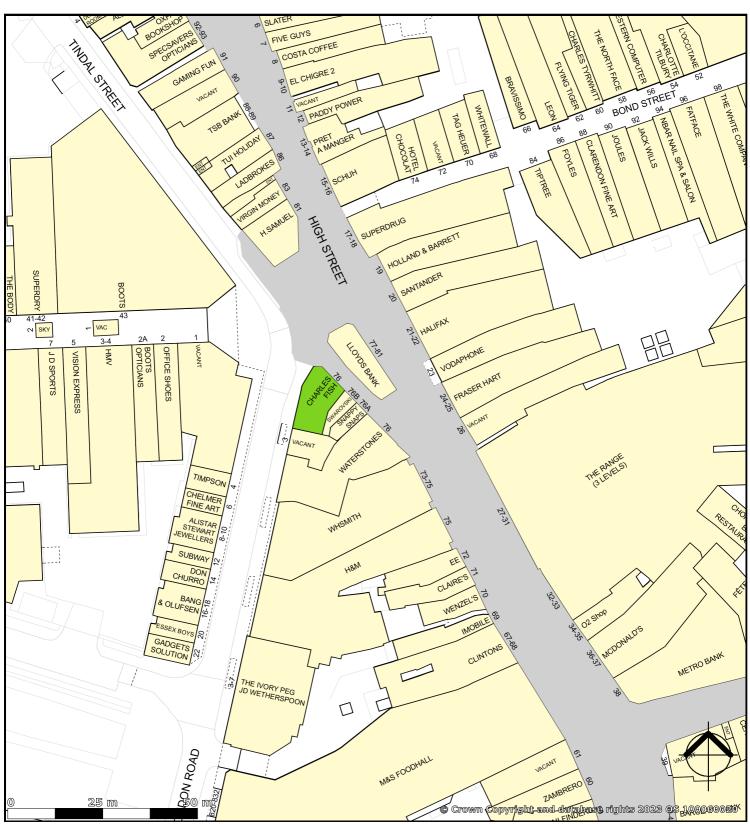
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Subject to Contract



green&partners

Chelmsford



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