

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:

<b>Ground floor</b>	<b>1,253 sq. ft.</b>	<b>(116.41 sq. m)</b>
<b>Basement</b>	<b>973 sq. ft.</b>	<b>(90.39 sq. m)</b>

## 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:

<b>Rateable Value</b>	<b>£97,000</b>
<b>UBR (24/25)</b>	<b>0.546p</b>

All parties are to be advised to make their own enquiries 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](mailto:freddie.king@greenpartners.co.uk)

**Ben Sykes** **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

*Subject to Contract*

Chelmsford

