

# CLASS E OPPORTUNITY

## CHELMSFORD

### UNIT 38

### 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 **Flannels, Next, Primark, JD Sports, Boots, River Island** and **Office Shoes**.

The premises are adjacent to **Laser Clinic** and **Starbucks** and are within the prime mall of High Chelmer Shopping Centre.

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

#### Accommodation

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

Ground Floor	1,162 sq. ft.	(107.95 sq. m)
First Floor	1,462 sq. ft.	(135.82 sq. m)
<b>Total</b>	<b>2,624 sq. ft.</b>	<b>(243.77 sq. m)</b>

#### Lease

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

#### Rent

# £110,000

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £32,600 per annum.



#### Business Rates

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

<b>Rateable Value</b>	£86,500
<b>UBR (24/25)</b>	0.546p

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

#### EPC

The property has an EPC rating of E 101. 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 strictly by appointment through joint agents, **Green & Partners**, contacting:

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

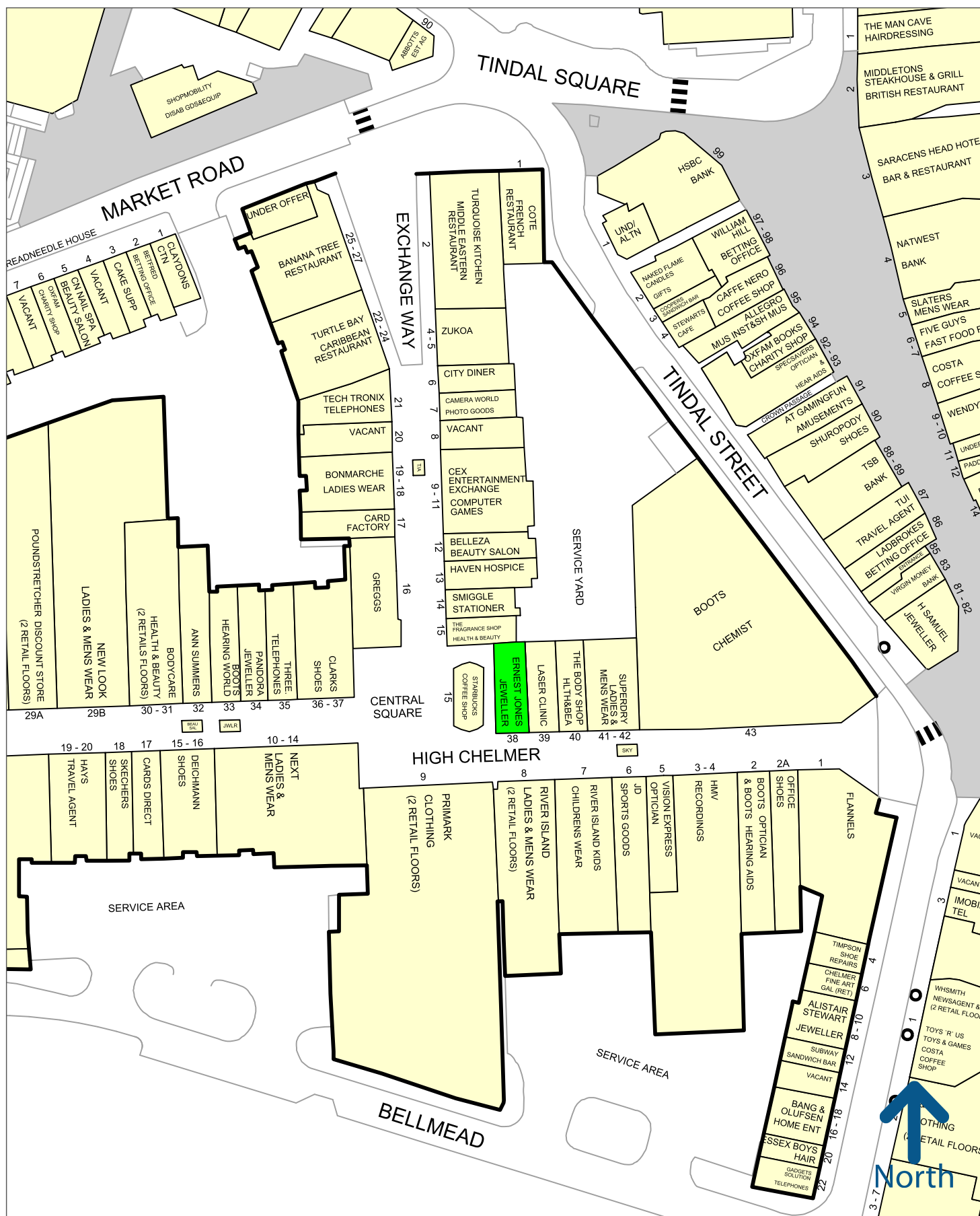
**Adam Bindman**      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**Sophie Marich**      **07375 625623**  
[sophie.marich@greenpartners.co.uk](mailto:sophie.marich@greenpartners.co.uk)

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

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

*Subject to Contract*



50 metres

Experian Goad Plan Created: 02/04/2024  
Created By: Green and Partners



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