

CLASS E OPPORTUNITY

CHELMSFORD

UNIT 8

EXCHANGE WAY

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, Superdry** and **River Island**.

The premises are located along Exchange Way adjacent to **CEX** and in proximity to the new up-sized **Greggs, Card Factory** and **Smiggle**.

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	850 sq. ft.	(78.96 sq. m)
First Floor	387 sq. ft.	(35.95 sq. m)
Total	1,237 sq. ft.	(114.92 sq. m)

Lease

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

Rent

£45,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £8,010 per annum.

Business Rates

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

Rateable Value	£21,250
UBR (24/25)	0.499p

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

EPC

The property has an EPC rating of C61

Legal Costs

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

Viewing

By appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**

matt.beardall@greenpartners.co.uk

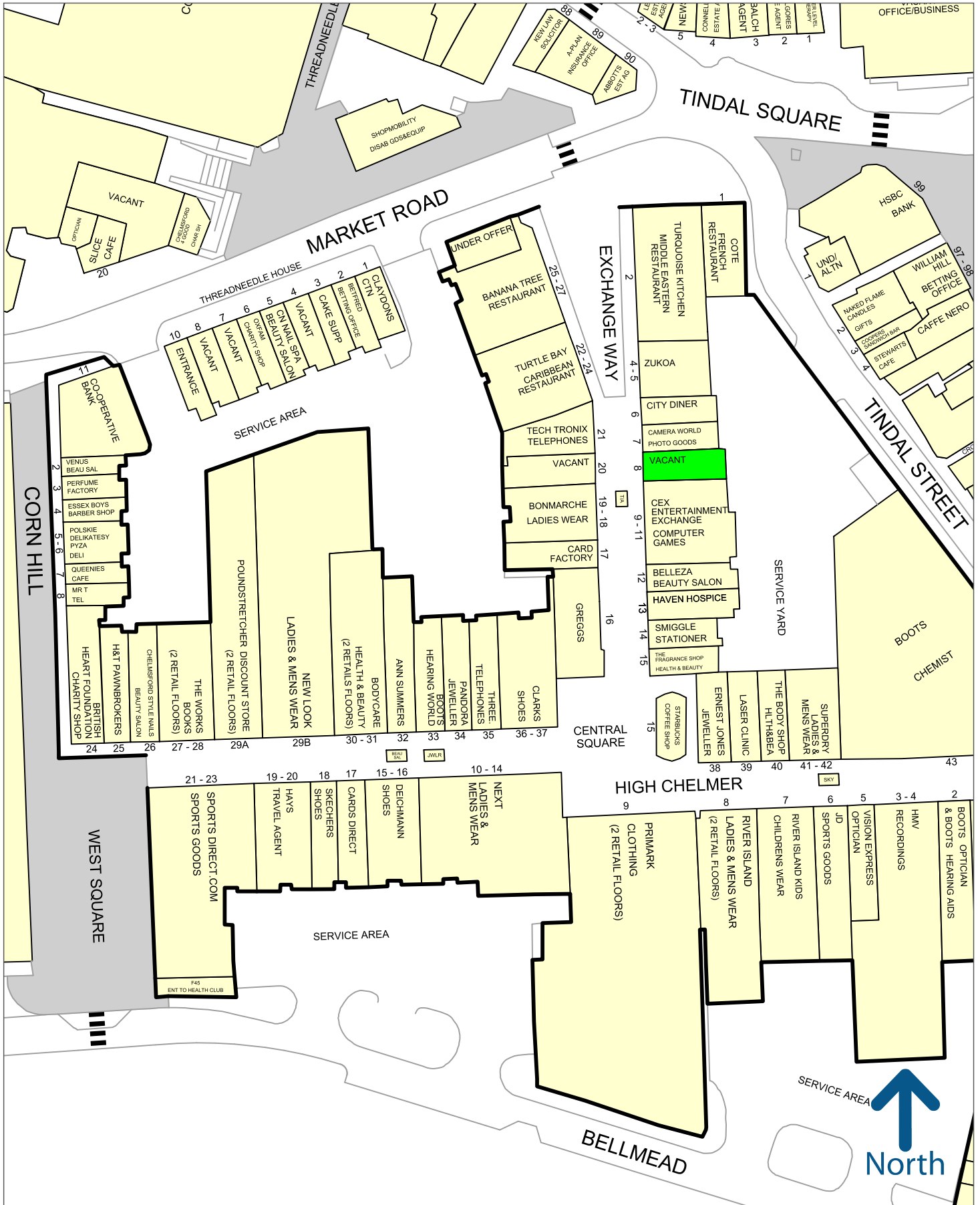
Adam Bindman **07825 442413**

adam.bindman@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



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com