

# CLASS E OPPORTUNITY

# CHELMSFORD

## UNIT 11

## 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, Boots** and **River Island**.

The premises occupy a prominent corner location fronting Market Road and Cornhill, opposite Chelmsford Market.

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	1,805 sq. ft.	(167.68 sq. m)
First Floor	2,057 sq. ft.	(191.10 sq. m)
Second Floor	2,004 sq. ft.	(186.17 sq. m)
<b>Total</b>	<b>5,866 sq. ft.</b>	<b>(544.96 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

# £50,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £10,170 per annum.



### Business Rates

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

<b>Rateable Value</b>	£50,500
<b>UBR (24/25)</b>	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 D 87. 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:

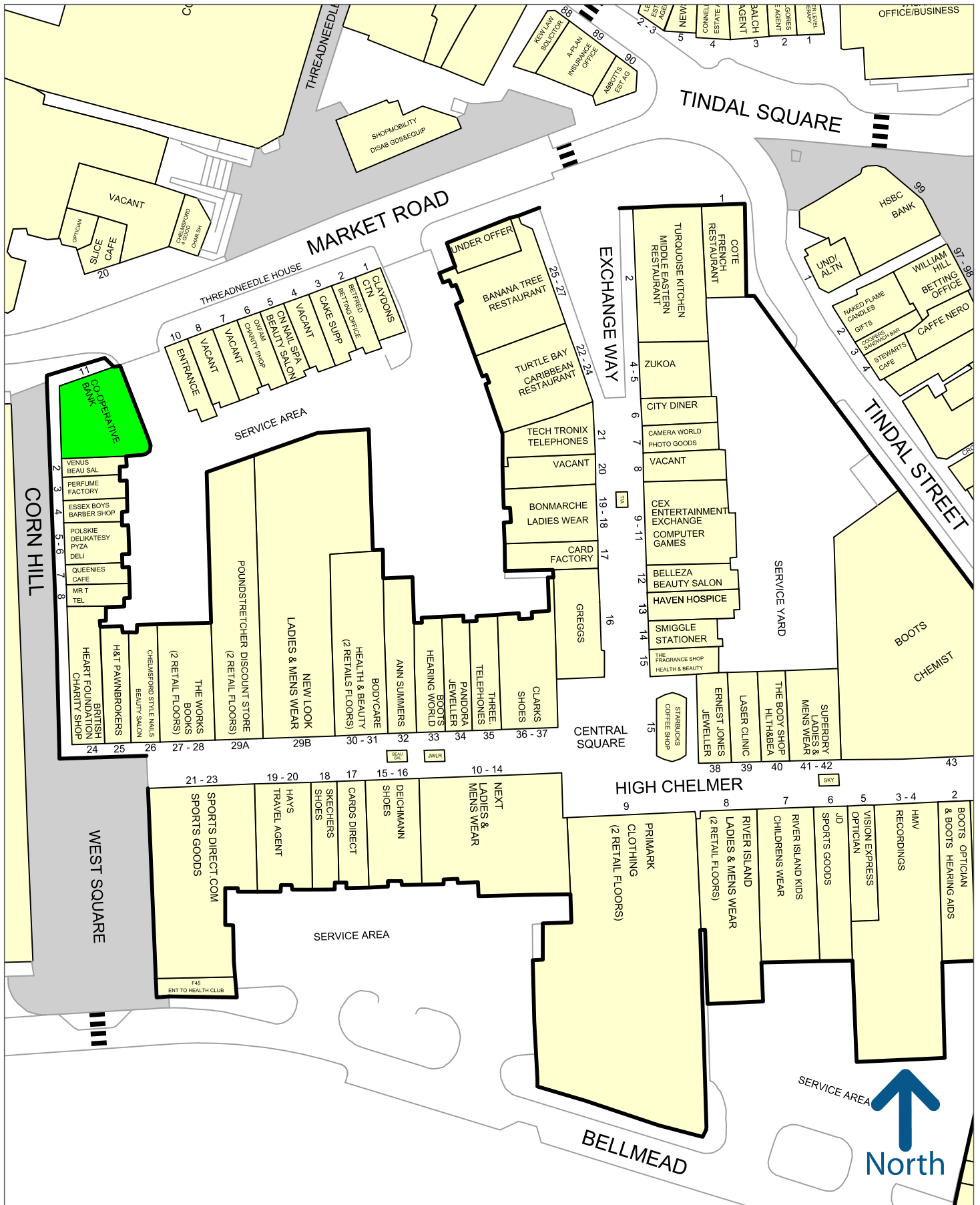
**Matt Beardall**                      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

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

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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