

PRIME CLASS E OPPORTUNITY

CHELMSFORD

75 HIGH STREET

SUBJECT TO VACANT POSSESSION

Description

The premises occupy a prime trading location adjacent to **EE** and opposite **The Range**. Other nearby occupiers include **Waterstones**, **Fraser Hart**, **M&S** and **McDonalds**.

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, comprising the following areas:

Ground Floor	9,219 sq. ft. (857 sq. m)
First Floor	12,520 sq. ft. (1,163 sq. m)
Second Floor	5,006 sq. ft. (465 sq. m)
Total	26,745 sq. ft. (2,485 sq. m)

Lease

The premises are available by way of a new lease for a term of years to be agreed.

Rent

Upon application.

Business Rates

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

Rateable Value	£232,000
UBR (25/26)	0.555p

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



EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Timing

The premises will be available from Summer 2026.

Viewing

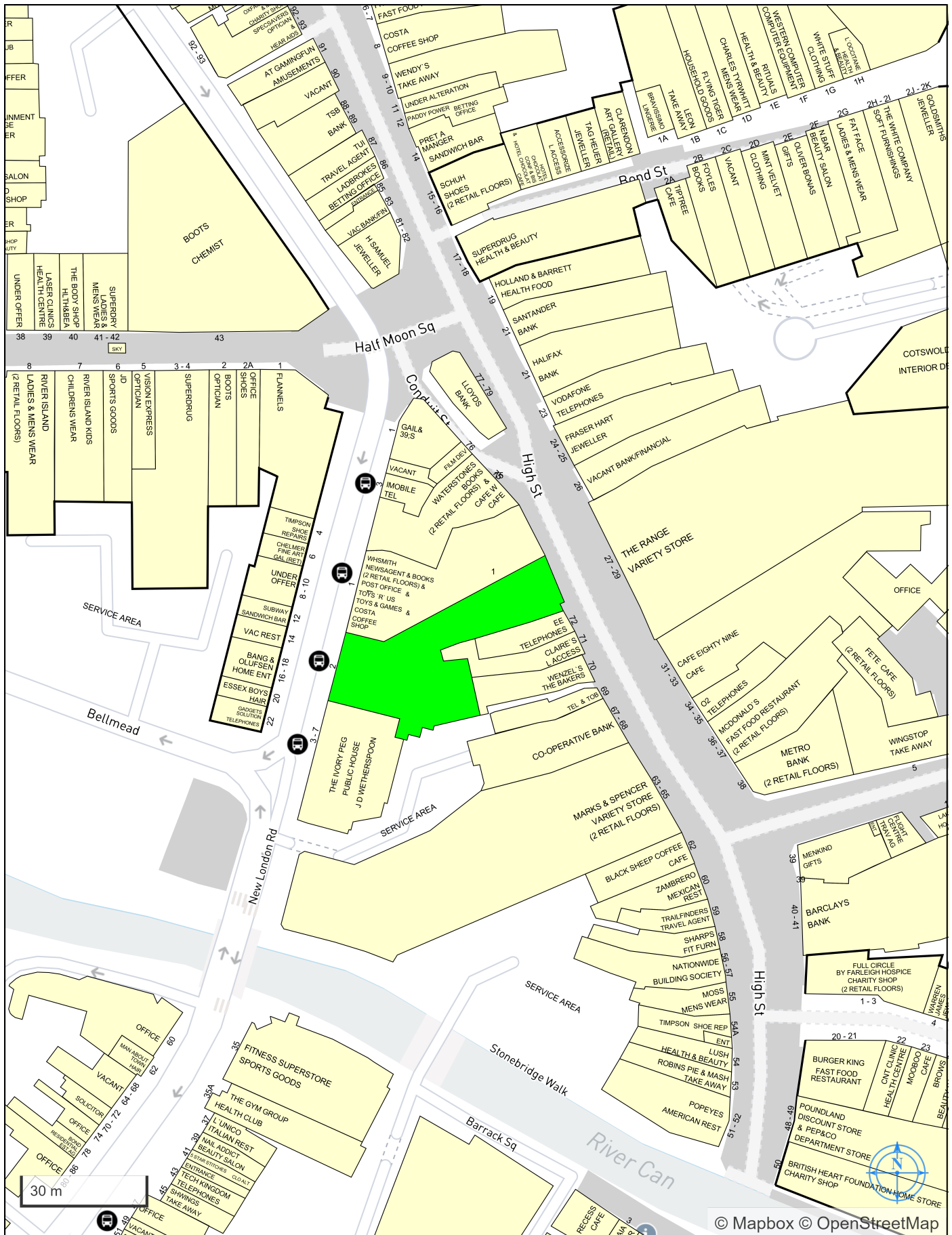
Strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
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Or, **HTC**, contacting:

Jonathan Gilbert
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Subject to Contract



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