CLASS E OPPORTUNITY

CHELMSFORD

UNIT 30-31, WEST MALL HIGH CHELMER SHOPPING CENTRE

SUBJECT TO VACANT POSSESSION



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 **H&M, Next, Primark, JD Sports** and **River Island.**

The premises are located along West Mall in proximity to **Next, Clarks, Deichmann, Sports Direct** and the recently opened **H&M.**

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	3,745 sq. ft.	(347.92 sq. m)
First Floor	3,585 sq. ft.	(333.05 sq. m)
Second Floor	1,071 sq. ft.	(99.49 sq. m)
Total	**8,401 sq. ft.**	**(780.47 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

£165,000

Per annum exclusive

Service Charge

The current service charge for the financial year is £43,343 per annum.

Business Rates

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

Rateable Value	£115,000
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of C 65. A full report is available upon request.

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

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

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

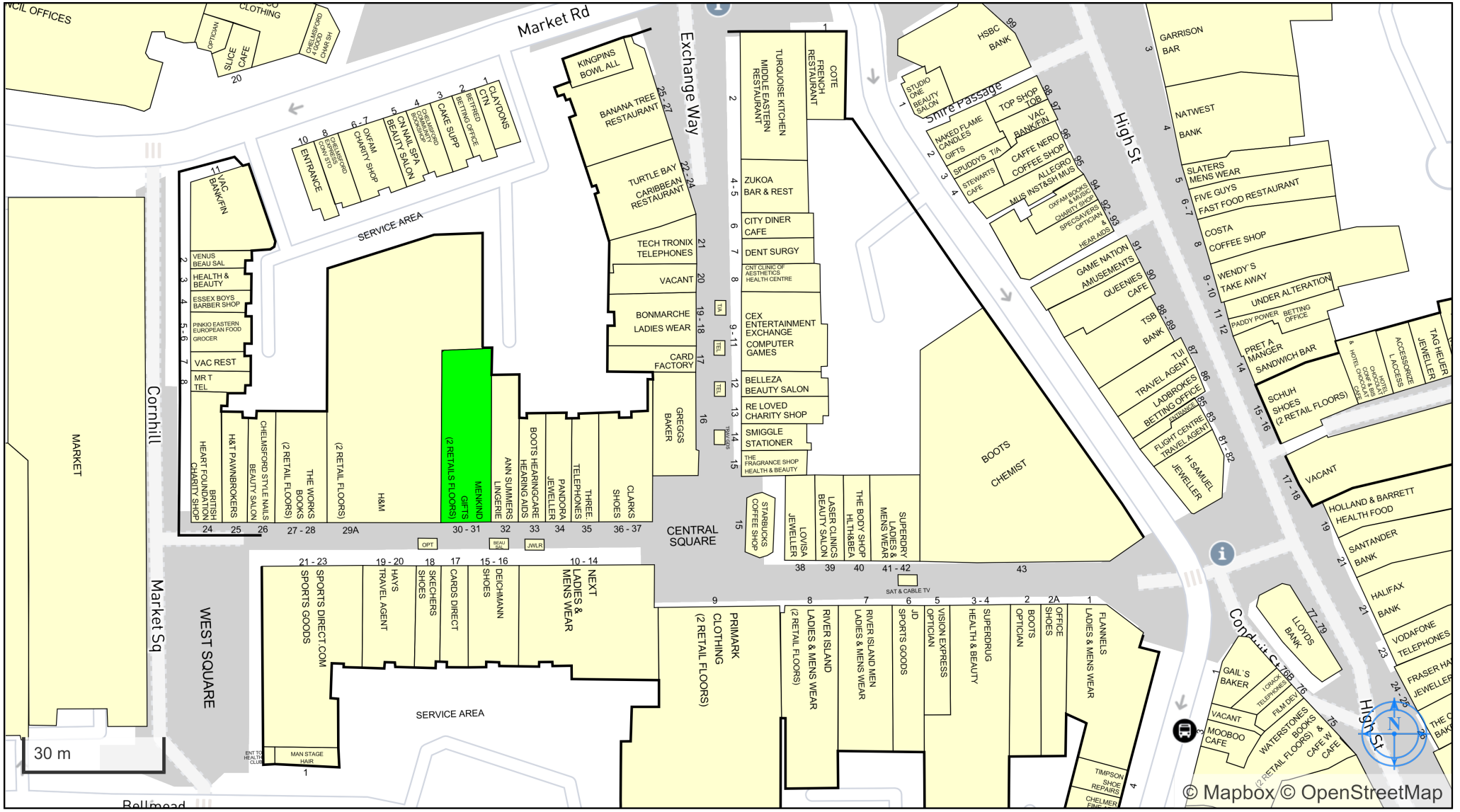
James Merrett **020 7935 5000**

Subject to Contract

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Chelmsford (Unit 30-31)

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Ordnance Survey

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