

CLASS E OPPORTUNITY

CHELMSFORD

6 NEW LONDON ROAD

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

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

Accommodation

The premises are arranged over ground and first floors, comprising the following areas:

Ground Floor	576 sq. ft. (53.51 sq. m)
First Floor	434 sq. ft. (40.32 sq. m)

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

£32,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £4,970 per annum.



Business Rates

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

Rateable Value	£22,750
UBR (25/26)	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 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

Subject to vacant possession and strictly 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**

Roshni Patel **020 7152 5096**

Subject to Contract

