

CLASS E OPPORTUNITY

CHELMSFORD

UNIT 4-5

EXCHANGE WAY

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 **Next**, **Primark**, **JD**, **Boots** and **River Island**.

This unit is in close proximity to many F&B occupiers such as **Cote**, **Turtle Bay** and **Banana Tree**. A short distance away is the recently opened **Kingpins Bowling**.

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	2,454 sq. ft.	(227.98 sq. m)
First Floor	1,170 sq. ft.	(108.69 sq. m)
Total	3,624 sq. ft.	(336.68 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

Upon application.

Service Charge

The current service charge for the financial year is £7,551 per annum.



Business Rates

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

Rateable Value	£37,500
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 E 116. 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**
adam.bindman@greenpartners.co.uk

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

James Merrett **020 7935 5000**

Subject to Contract

