PRIME CLASS E OPPORTUNITY

CHELMSFORD

71 HIGH STREET

SUBJECT TO VACANT POSSESSION

Description

The premises occupy a prime trading location on Chelmsford High Street. The unit is adjacent to **EE** and **Wenzel's** with other nearby occupiers including **H&M, TG Jones, Waterstones, The Range, 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 Sales	790.1 sq. ft.	(73.41 sq. m)
Ground Floor Ancillary	177.9 sq. ft.	(16.53 sq. m)
First Floor Ancillary	426 sq. ft.	(39.58 sq. m)
Second Floor Ancillary	291.2 sq. ft.	(27.05 sq. m)
Total	**1,685.2 sq. ft.**	**(156.56 sq. m)**

Lease

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

Rent

£80,000

per annum exclusive.

Subject to Contract
and Vacant Possession

Business Rates

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

Rateable Value	£59,500
UBR (26/27)	0.43p

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.

Viewing

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

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

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

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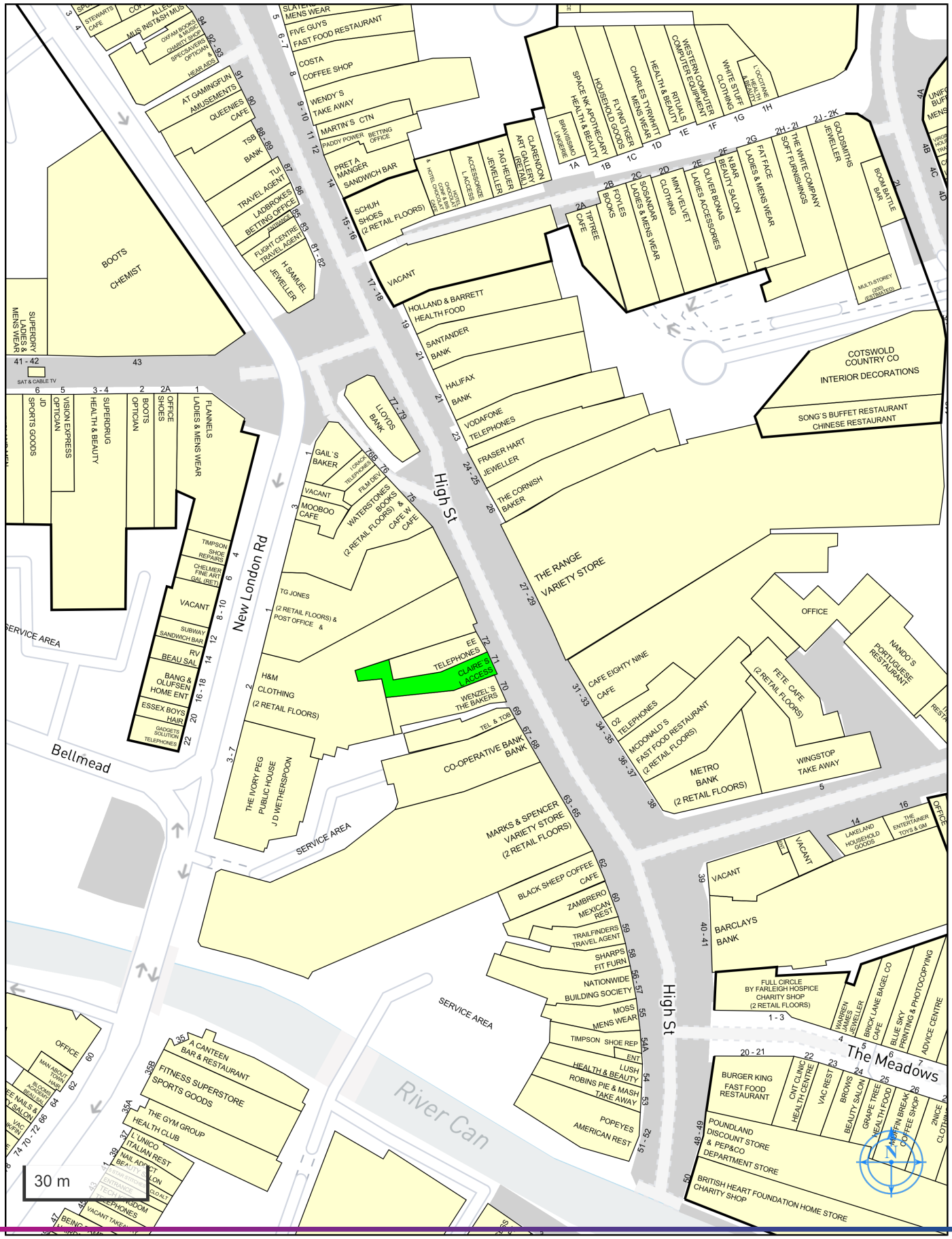
Chelmsford (Chelmsford)

Modified: 05-Feb-26 12:38:00 / Surveyed: 10-Jun-25



Experian Goad Plan Created: 05/02/2026

Ordnance Survey

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