

CLASS E OPPORTUNITY

CHELMSFORD

UNIT 35

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**, and **Sports Direct**.

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

Accommodation

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

Ground Floor	1,127 sq. ft.	(104.70 sq. m)
First Floor	442 sq. ft.	(41.06 sq. m)
Total	1,569 sq. ft.	(145.76 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

£75,000

per annum exclusive

Service Charge

The current service charge for the financial year is £24,550 per annum.

Business Rates

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

Rateable Value	£53,000
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of C 72. 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

