

CLASS E OPPORTUNITIES

CHELMSFORD

HIGH CHELMER SHOPPING CENTRE



High Chelmer

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 Sports** and **River Island**. **Flannels** are due to open in Summer 2023 on the entrance to the scheme. Recent lettings have been completed to **Ann Summers, Hays Travel, Cards Direct** and **Boots Hearing World**.

Other notable retailers include **Boots, Sketchers**, and **Pandora**. The retail offer is supported by a strong F&B offering including **Cote, Turtle Bay** and **Banana Tree**.

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

Accommodation

The premises provide the following approximate areas:

Unit 3/4

Ground Floor	7,031 sq. ft.	(653.18 sq. m)
First Floor Ancillary	2,859 sq. ft.	(265.60 sq. m)

Unit 8

Ground Floor	850 sq. ft.	(78.96 sq. m)
First Floor Ancillary	387 sq. ft.	(39.95 sq. m)

Unit 29A

Ground Floor	5,398 sq. ft.	(501.49 sq. m)
First Floor	5,589 sq. ft.	(519.23 sq. m)

Lease

Units are available on new effectively full repairing and insuring leases for a term of years to be agreed.

Subject to Contract

Rent

Unit 3/4	– Upon Application
Unit 8	- £45,000 per annum exclusive
Unit 29A	- Upon Application

Rates and Service Charge

Unit	Rateable Value	Service Charge
3/4	£213,000	£58,790
8	£21,250	£7,498
29A	£132,000	£36,360

EPC

Full reports are available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

The units are available, subject to vacant possession, and strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**

matt.beardall@greenpartners.co.uk

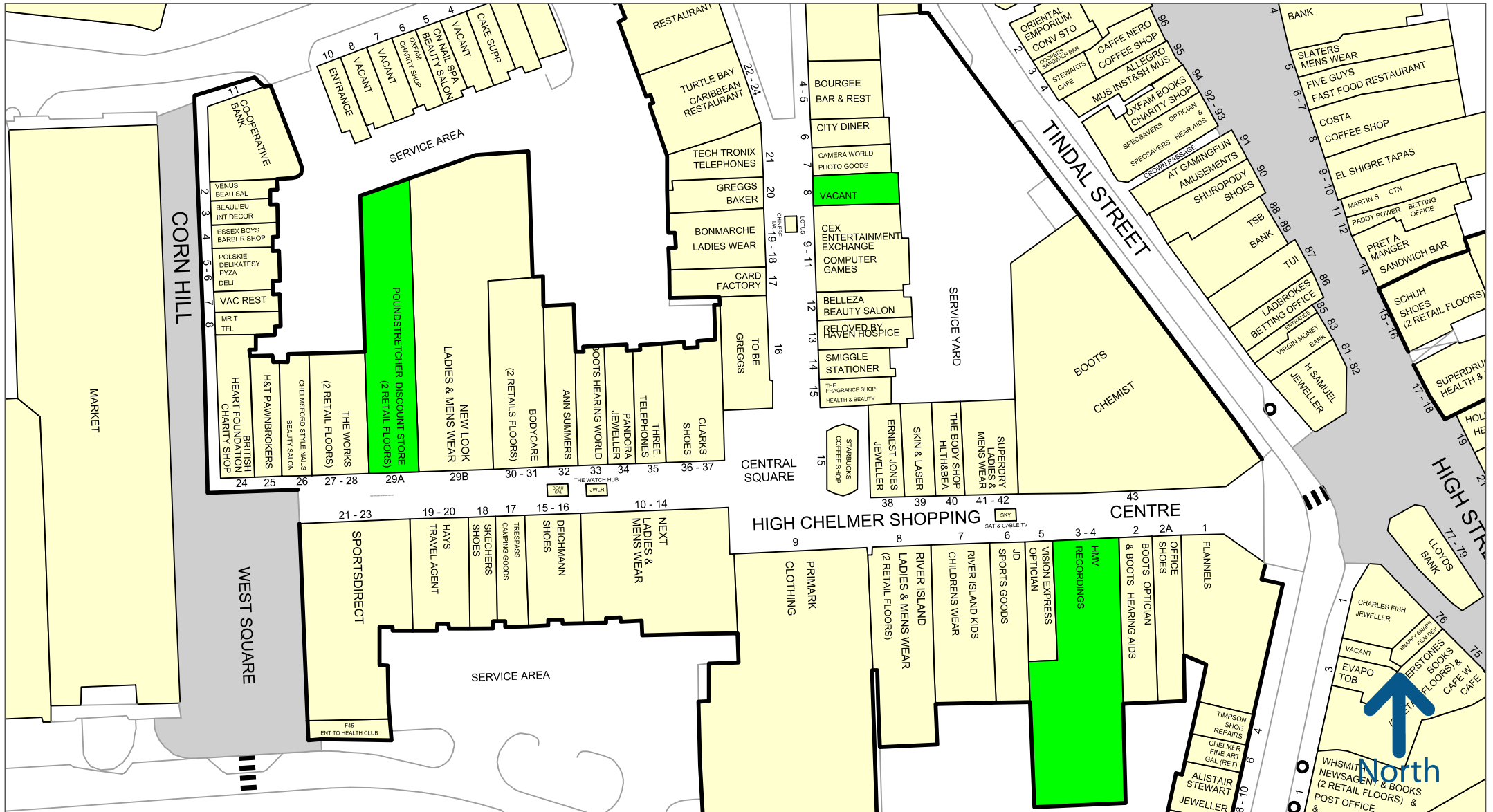
Adam Bindman **07825 442413**

adam.bindman@greenpartners.co.uk

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

James Merrett

020 7935 5000



Experian Goad Plan Created: 23/01/2023

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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