

SHOP TO LET

CHELMSFORD

14 NEW LONDON ROAD

Description

The premises form part of the external element of the High Chelmer Shopping Centre ownership, adjacent to **Subway** and **Bang & Olufsen**. Nearby occupiers include **Alistair Stewart Jewellers, H&M, WH Smith, Ladbroke's** and **The Ivory Peg**.

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

Accommodation

The unit is arranged over ground and first floors providing the following approximate net internal floor areas:

Ground Floor	542 sq. ft.	(50.35 sq. m)
First Floor	414 sq. ft.	(38.46 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£34,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £4,800 per annum.

Business Rates

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

Rateable Value	£26,750
UBR (20/21)	0.499p

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

EPC

The property has an EPC rating of D 94. A full report is available upon request.

Legal

Costs

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

Viewing

Partners, contacting:

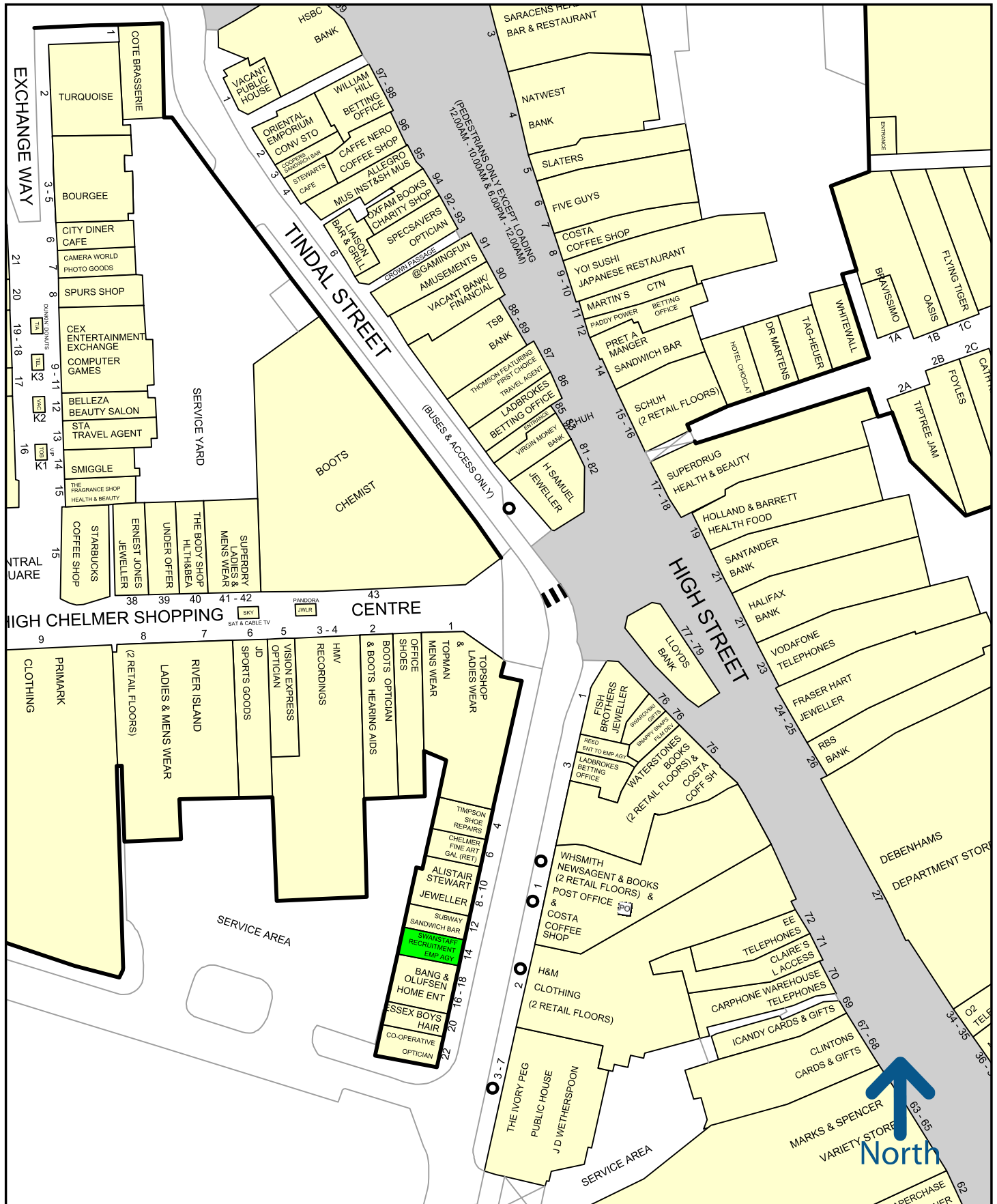
Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

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

James Merrett 020 7935 5000

Subject to Contract



Experian Goad Plan Created: 14/07/2020
Created By: Green and Partners



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