

# CLASS E OPPORTUNITY

# CHELMSFORD

## 8 THE VINEYARDS, GREAT BADDOW



### Description

Great Baddow is an urban village and civil parish in the Chelmsford borough of Essex. It lies c. 3 miles southeast of Chelmsford Town Centre, and has a population of 14,650 (2011 census). The town is primarily accessed via the A12 which connects London to the southwest, and Colchester and Ipswich to the northeast. The subject property is located in the Vineyards Shopping Centre, the commercial focus of the town. Neighbouring occupiers include **Boots, Cooperative Food, Post Office** and **William Hill**.

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

### Accommodation

The property is arranged over basement and ground floors, providing the following approximate areas:

|                     |                      |                    |
|---------------------|----------------------|--------------------|
| <b>Ground Floor</b> | 1,850 sq. ft.        | (172 sq. m.)       |
| <b>Basement</b>     | 345 sq. ft.          | (23 sq. m)         |
| <b>Total</b>        | <b>2,195 sq. ft.</b> | <b>(195 sq. m)</b> |

### Lease

Assignment of the existing lease due to expire 24 December 2022. Alternatively a sub-lease of whole or of part is permitted.

### Rent

# £41,000

per annum exclusive.

### Service Charge

The current service charge for the current financial year is £7,738.58 per annum.

### Business Rates

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

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £46,000 |
| <b>UBR (21/22)</b>    | 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 F. A full Energy Performance Certificate is available upon request.

### Legal Costs

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

### Viewing

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

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

**Mike Willoughby**                **07810 480291**  
mike.willoughby@greenpartners.co.uk

**In partnership with:**



*Subject to Contract*

