

CLASS E OPPORTUNITY

CHELMSFORD

UNIT 8

EXCHANGE WAY

HIGH CHELMER

SHOPPING CENTRE

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, Superdry** and **River Island**.

The premises are located along Exchange Way adjacent to **CEX** and in proximity to the new upsize **Greggs, Card Factory** and **Smiggle**.

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	850 sq. ft.	(78.96 sq. m)
First Floor	387 sq. ft.	(35.95 sq. m)
Total	1,237 sq. ft.	(114.92 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

£40,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £8,010 per annum.



Business Rates

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

Rateable Value	£21,250
UBR (24/25)	0.499p

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

EPC

The property has an EPC rating of C 61. 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

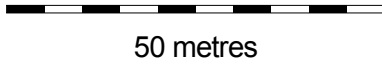
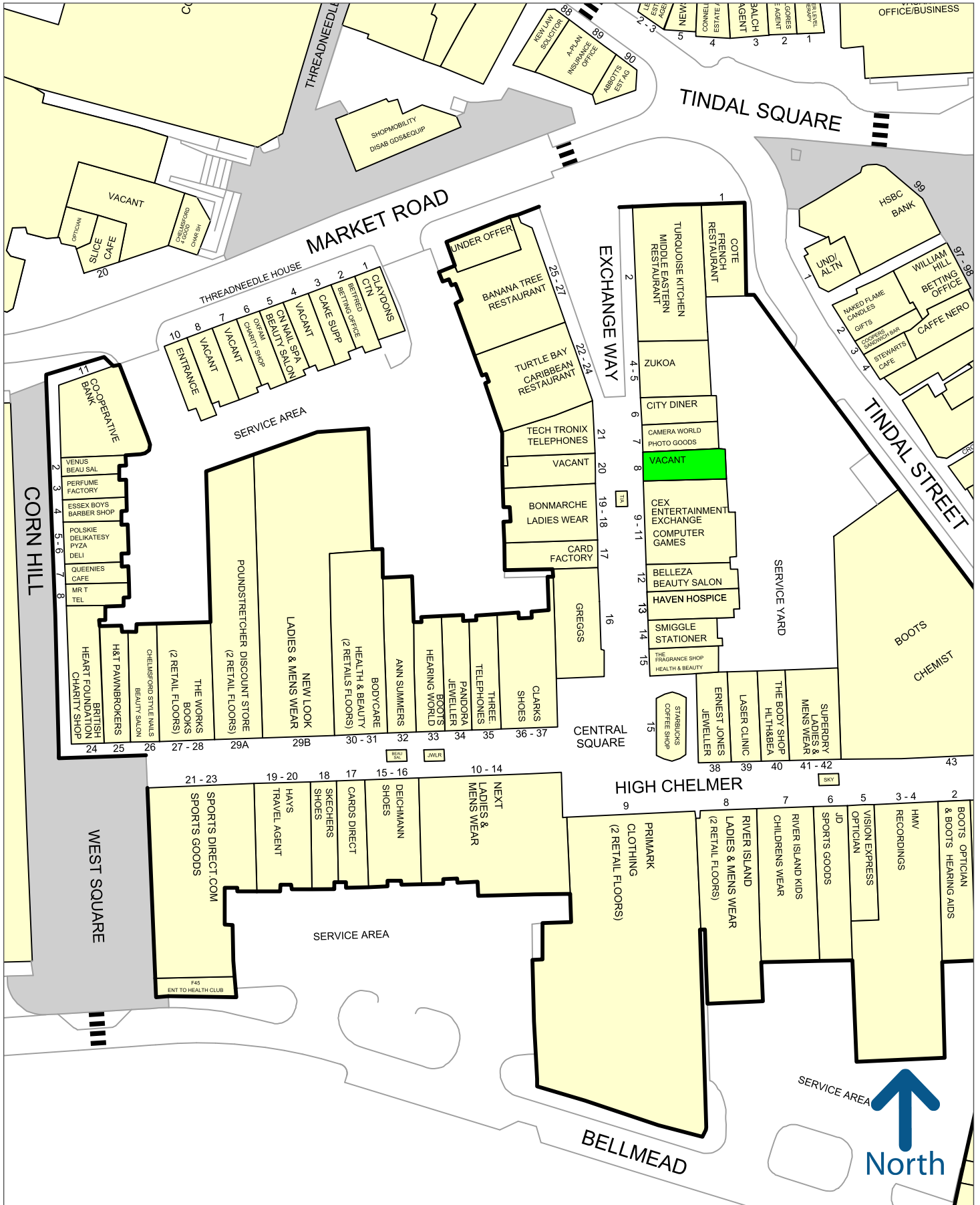
Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Sophie Marich **07375 625623**
sophie.marich@greenpartners.co.uk

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

James Merrett **020 7935 5000**

Subject to Contract



Experian Goad Plan Created: 02/04/2024
Created By: Green and Partners



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