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 upsized 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:

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

Subject to Contract

020 7935 5000

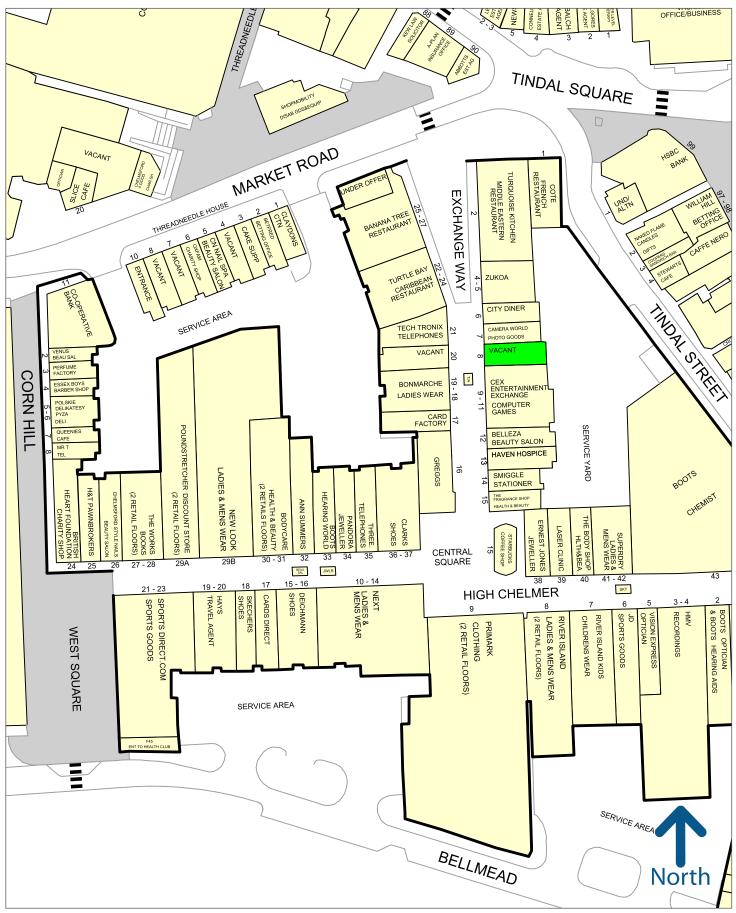


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.







50 metres Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Map data

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

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com