

CLASS E OPPORTUNITY

CHELMSFORD

83 HIGH STREET

**Description**

Chelmsford is a major sub regional centre and the foremost shopping destination within the county of Essex. The core shopping thoroughfare runs along the pedestrianised High Street which is anchored at either end by the two covered shopping centres, High Chelmer and The Meadows.

The subject property is prominently located on the Eastern side of the High Street. Retailers in the immediate vicinity include **Fraser Hart, Vodafone, Waterstones, WH Smith, Swarovski** and **H&M**. **The Range** is due to open on the ground floor of the former Debenhams Department store.

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

Accommodation

The premises are currently arranged over a ground and basement floors providing the following approximate areas:

Ground Floor Sales	688 sq. ft.	(63.9 sq. m)
Basement Ancillary	407 sq. ft.	(37.8 sq. m)
Total	1,095 sq. ft.	(101.7 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 25 May 2032. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£50,000

per annum exclusive.

Subject to Contract

Business Rates

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

Rateable Value	£51,000
UBR (24/25)	0.546p

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

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

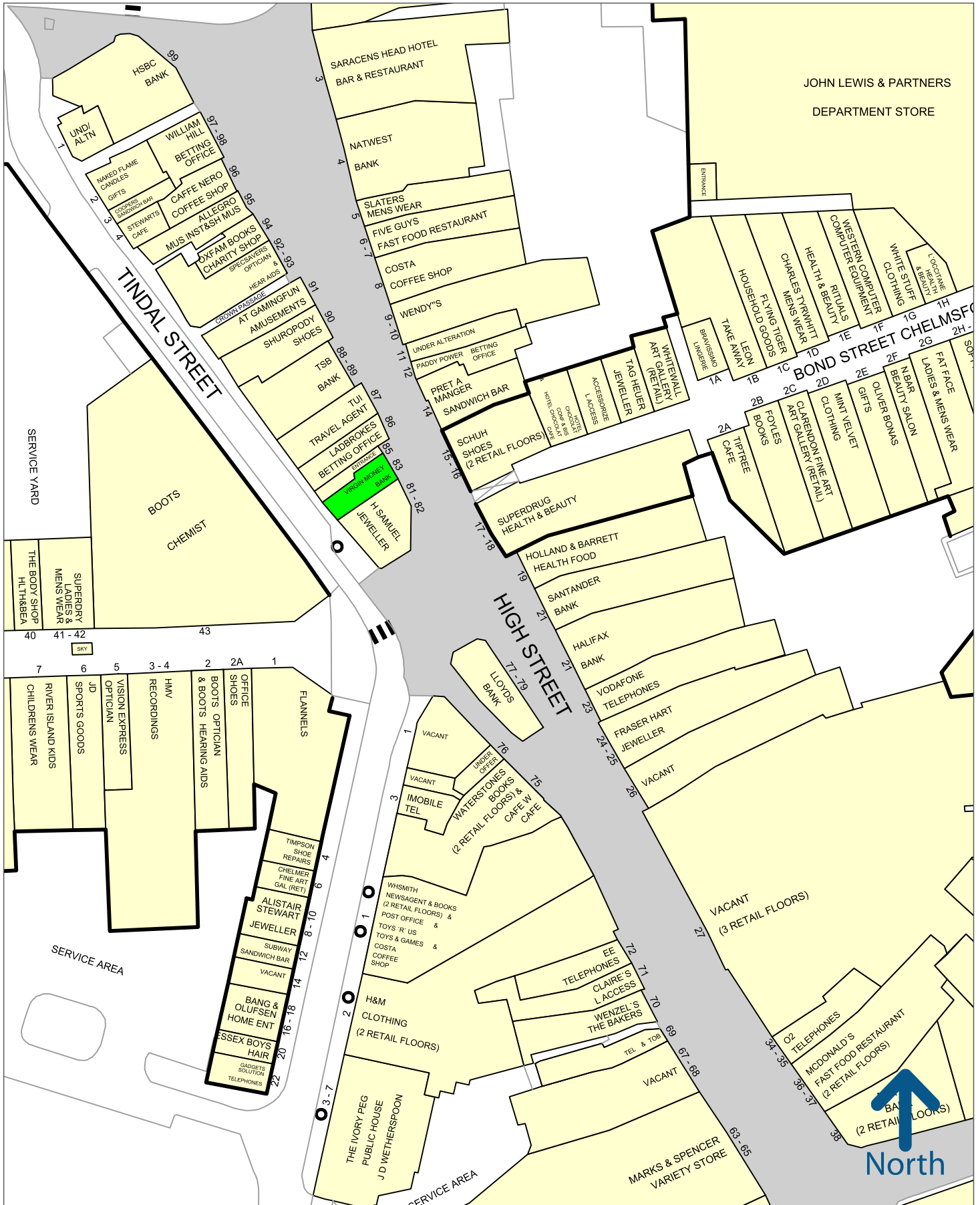
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In partnership with:





50 metres

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