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:

Basement Ancillary Total	1	(37.8 sq. m) (101.7 sq. m)
Ground Floor Sales	688 sq. ft.	(63.9 sq. m)
	600 fi	

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



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

Strictly by 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:





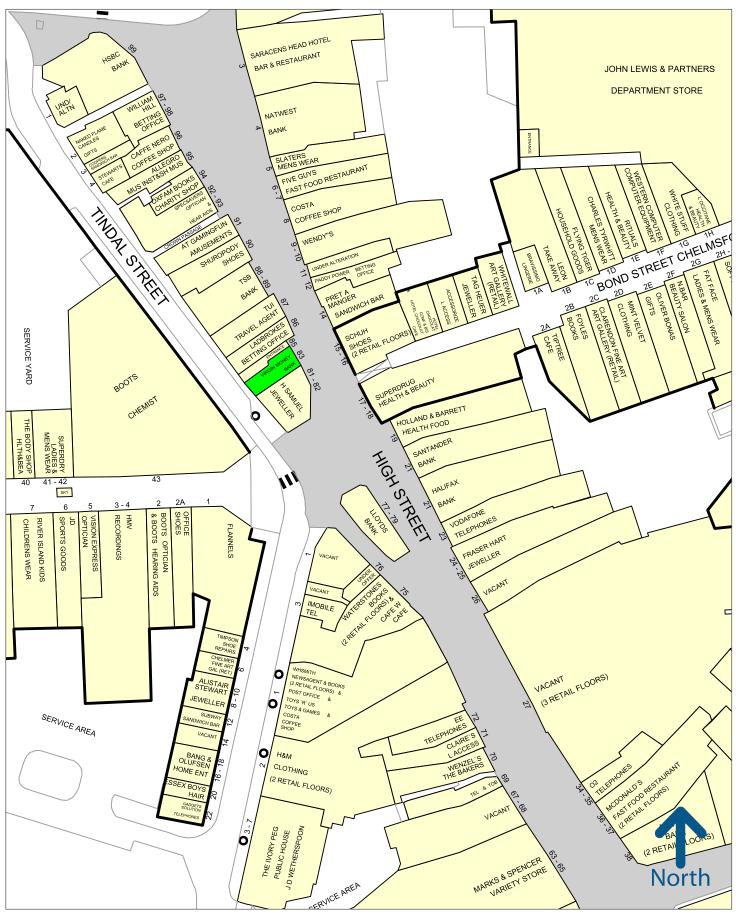
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Chelmsford





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50 metres

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