green&partners

CLASS E OPPORTUNITY CHELMSFORD

UNIT 7 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 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:

Ground Floor	
First Floor	
Total	

812 sq. ft. 425 sq. ft. **1,237 sq. ft.**

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 \pm 7,821 per annum.

Subject to Contract



Business Rates

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

 Rateable Value
 £20,750

 UBR (24/25)
 0.499p

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

EPC

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:

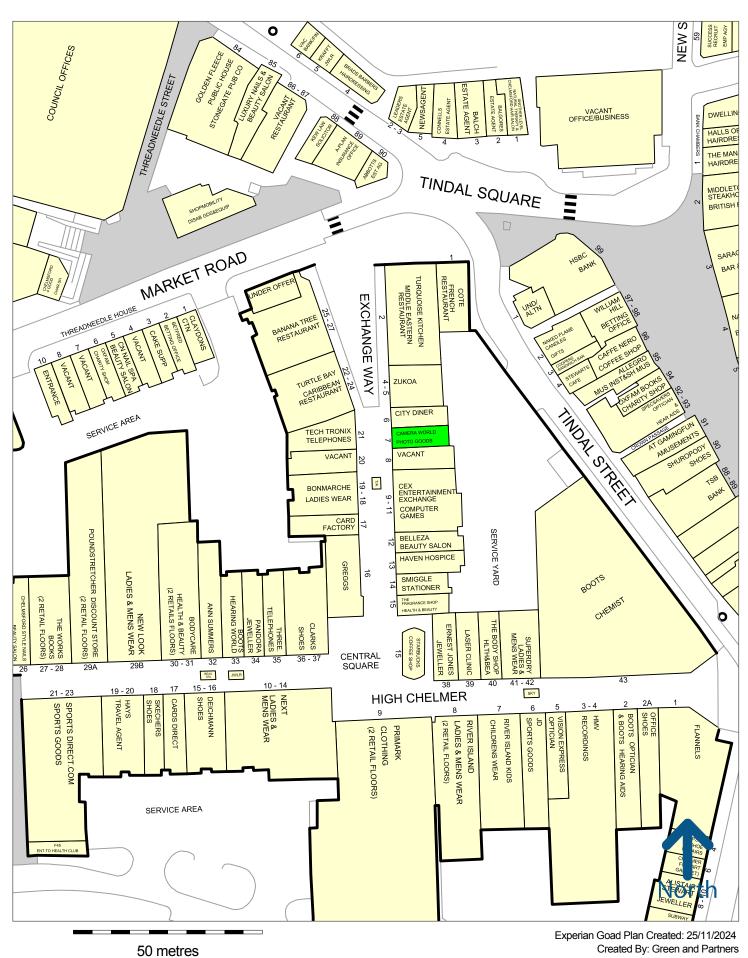
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