

# 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	812 sq. ft.
First Floor	425 sq. ft.
<b>Total</b>	<b>1,237 sq. ft.</b>

## 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 £7,821 per annum.

*Subject to Contract*



## Business Rates

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

<b>Rateable Value</b>	£20,750
<b>UBR (24/25)</b>	0.499p

All parties are to be 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:

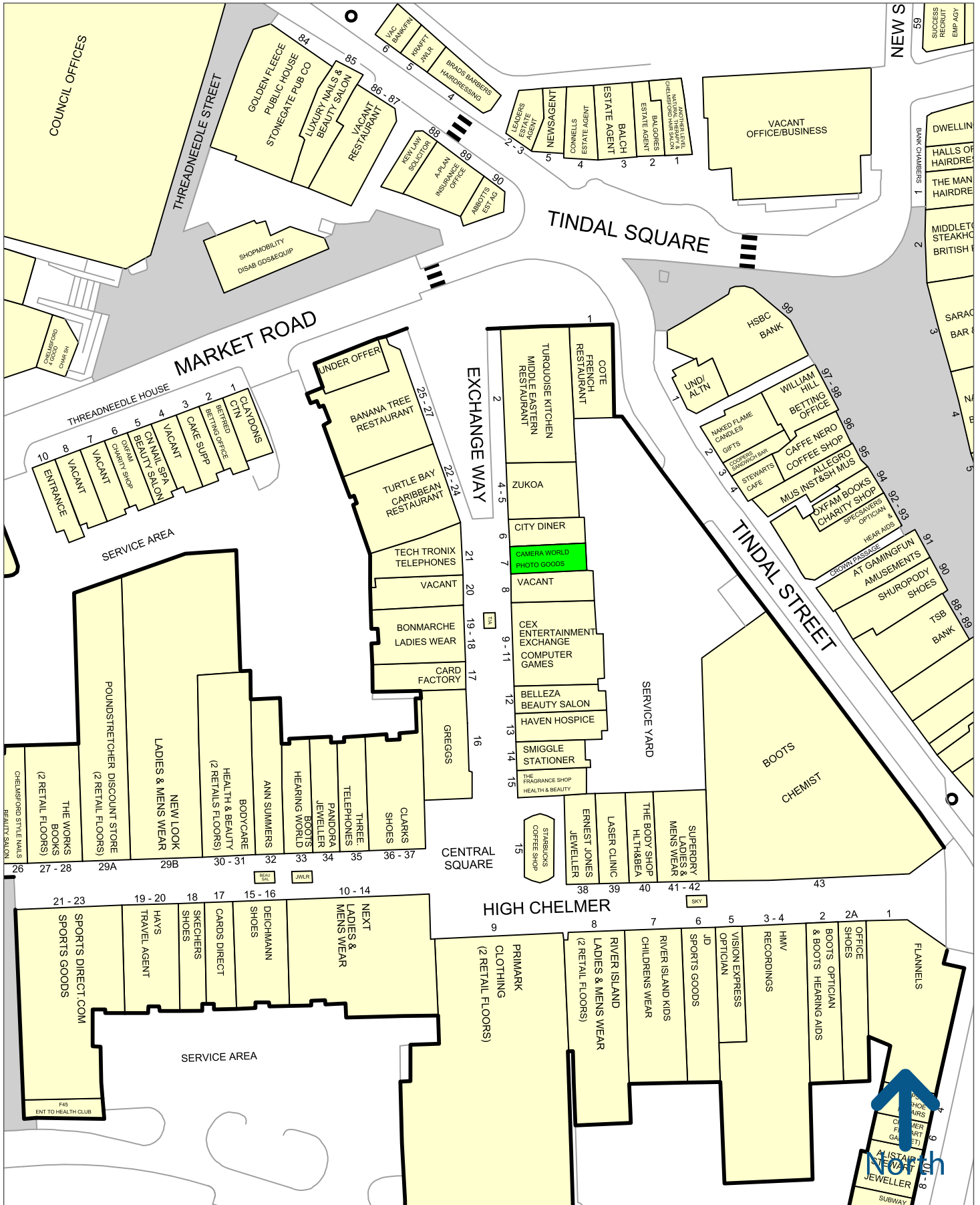
**Matt Beardall**      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

**Adam Bindman**      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**Sophie Marich**      **07375 625623**  
[sophie.marich@greenpartners.co.uk](mailto:sophie.marich@greenpartners.co.uk)

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

**James Merrett**      **020 7935 5000**



50 metres

Experian Goad Plan Created: 25/11/2024  
Created By: Green and Partners