

CLASS E OPPORTUNITY

CHELMSFORD

6 NEW LONDON ROAD

**SUBJECT TO VACANT
POSSESSION**



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 **Flannels, Next, Primark, JD Sports, Boots, River Island** and **Office Shoes**.

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

Accommodation

The premises are arranged over ground only, comprising the following areas:

Ground Floor 837 sq. ft.

Lease

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

Rent

£32,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £4,581 per annum.

Business Rates

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

| | |
|-----------------------|---------|
| Rateable Value | £22,750 |
| UBR (24/25) | 0.499p |

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

EPC

The property has an EPC rating of C 65. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Subject to vacant possession, and strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 07912 746923
matt.beardall@greenpartners.co.uk

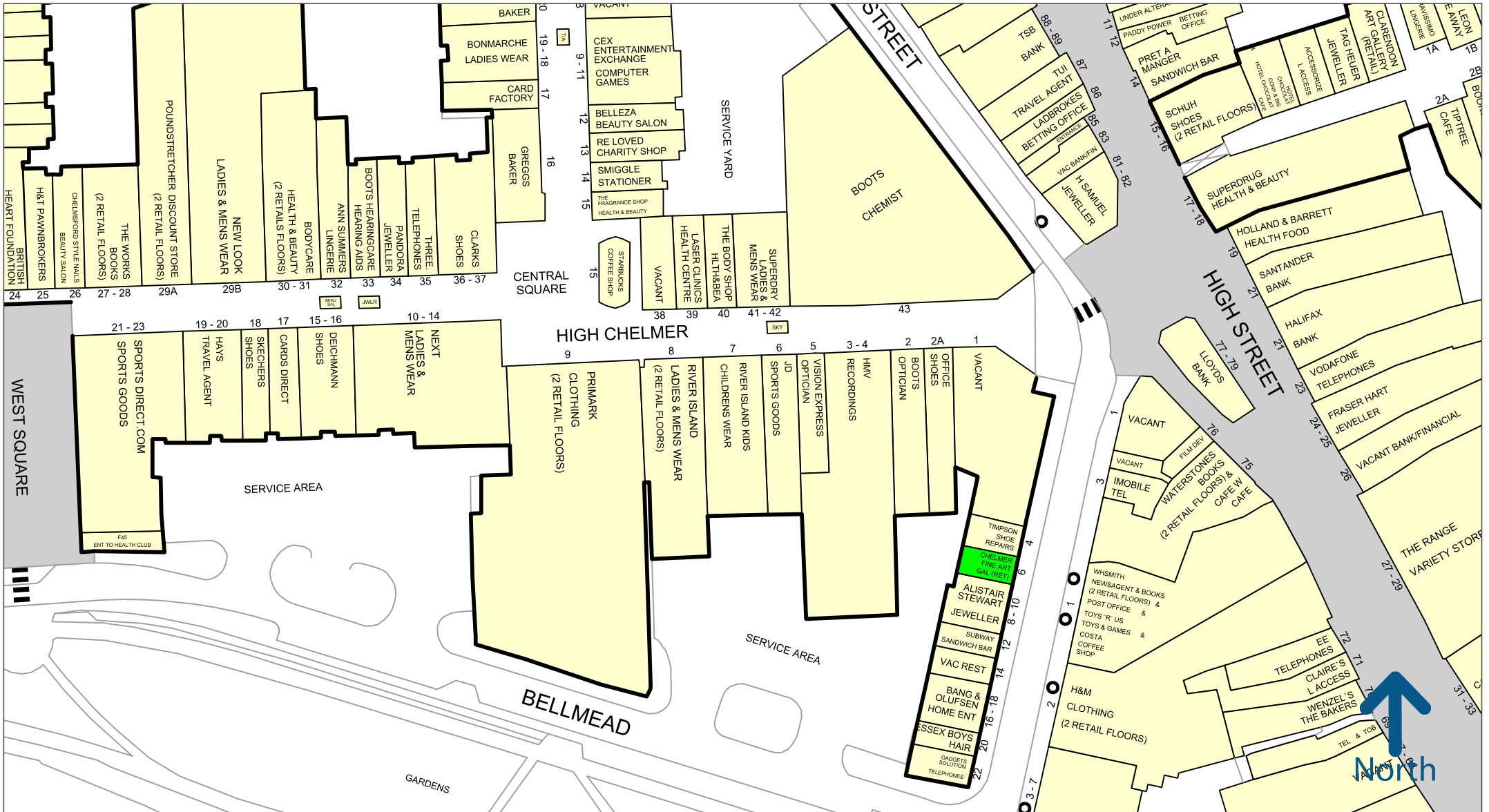
Adam Bindman 07825 442413
adam.bindman@greenpartners.co.uk

Sophie Marich 07375 625623
sophie.marich@greenpartners.co.uk

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

James Merrett 020 7935 5000

Subject to Contract



Experian Goad Plan Created: 06/01/2025

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

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