



RENT Rent £21,500 pax,

SITUATION AND DESCRIPTION

Chelmsford is one of three cities in Essex and is the county town of Essex. the city's shopping centre provides a mix of national, regional and local traders which include John Lewis and Marks and Spencer. The shopping areas are well supported both locally and regionally.

Chelmsford has rail links to London Liverpool Street from Chelmsford

Station, in the city centre and the newly opening Beaulieu Park which is on its' outskirts.

The property is located in Moulsham Street, Chelmsford which is a continuation of the High Street . It comprises an attractive showroom which has most recently been used for the retail sale of home furnishings but would suit a variety of other retail / Class E uses subject to landlord's consent.

ACCOMMODATION

SHOWROOM 28'2" narrowing to 18'2" after 15'3" x shop
depth 44'7"
SALES AREA 962 sq.ft. (89.5 sq.m.)

STORE ROOM including kitchen - with double loading
doors to rear. with vehicular access
W.C.

DESCRIPTION

A retail/showroom premises in central Chelmsford

RATEABLE VALUE

The property has a rateable value of £23,.250, which is
chargeable at 49.6p in the pound for the rating year to
April 2026

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new lease for a term to be
agreed at a rent of £21,500 and subject to regular rent
reviews.

VIEWING

By prior telephone appointment

Hair & Son – 01702 394959

www.hairandson.co.uk

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.
Photos are for representation only and do not imply the inclusion of fixtures or fittings.
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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