

Freehold with potential (subject to planning) City Centre Location - close to car parks

For Sale



5 Baddow Road
Chelmsford CM2 0BX

DESCRIPTION:

5 Baddow Road is an end of terrace two storey attractive premises which was occupied by the freeholder as a ladies boutique for more than 30 years. The ground floor has return frontage and a ground floor retail area of approx 589sq ft (55sq m) which has good lighting, air-conditioning and wood effect flooring. There is a kitchenette, store room and WC at the rear of the premises and a side door that opens into passage that runs along the right hand side of the building. There is good storage space on the first floor which is accessed via an attractive staircase. There is some storage in the roof space of the rear of the premises. The EPC rating is E 105. This property is available freehold and has potential, subject to planning etc, for refurbishment and possible extra space on the first floor.

RATEABLE VALUE: £24,500 2017 rating list

APPROXIMATE SIZE: 589 sq ft (54.74 sq m) ground floor sales. 315 sq ft (29.28 sq m) first floor sales. 100 sq ft (9.29 sq m) kitchen & stores on ground.

LOCATION:

The property is located in a prominent position in Baddow Road with return frontage that can be seen clearly from Moulsham Street (which leads into the High Street). There is a mixutre of retail and restaurants in the area. Nearby restaurants include, Prezzo, Pizza Express, Cafe Rouge with the Zagger Fashion Group (including Hugo Boss), The Quadrant and various national hairdressers also with national bars are in the vicinity too.

TERMS AND CONDITIONS:

FREEHOLD AVAILABLE FOR SALE - PRICE ON APPLICATION.

PARKING:

Meadows Car Park is close by

LEGAL COSTS:

Each party to be responsible for their own legal costs

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Viewing by appointment