

Beauty suite in City Centre location - available now 2 rooms plus waiting area approx 400sq ft (38sq m)

To Let



19a High Street
Chelmsford CM1 1BE

DESCRIPTION:

The property is located on the first floor at the rear of 19 High Street. Holland and Barrett are on the ground floor and a dentist occupies the front of the first floor and the second floor. The premises which is approx 400sq ft (38sq m) is divided into 3 areas all with natural light. The middle area acts as a waiting room and there is a larger room (approx 2.4m x 4.1m) with a sink and a smaller room (3.5m x 2.8m) also with a sink. The current tenant now works mostly in London and would like to sub let or assign her lease. Full details on application. The space was recently redecorated and new wood effect floor was laid. Shared WC facilities with the dentist (not for public use) located on the second floor. The EPC rating is E 111. Ideal for a business that is moving from "home" or "mobile" to a City Centre location. Available now subject to references.

RENT: £5,500 pa exclusive of VAT, buildings insurance, service charge,

RATEABLE VALUE: £6,500 2017 rating list - nil rates payable for eligible tenants

APPROXIMATE SIZE: 414 sq ft (38.48 sq m) total area of 3 rooms.

LOCATION:

The property is in a prominent position in the pedestrianised High Street, sandwiched between Superdrug and Santander and close to Debenhams and Marks and Spencer among many other well known shops. The property is just a short walk from the new Bond Street shopping area, which includes John Lewis, and is located diagonally across from High Chelmer Shopping Precinct which includes, Boots, Primark and Next.

TERMS AND CONDITIONS:

Subject to landlord's approval the Lease is available for assignment. Held on a 5 year lease internal repairing lease (outside the Act) from April 2016 (tbc) with an option to determine at the end of the 3rd year of the term (April 2019 tbc). Full details on application

PARKING:

Ample public car parks in the vicinity and close to both Chelmsford Railway Station and Bus Station.

LEGAL COSTS:

Ingoing party to be responsible for both parties legal costs

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Viewing by appointment

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