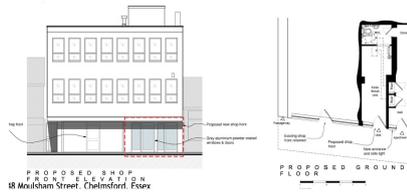


Small lock up shop of 153sq ft (14sq m) located in popular Moulsham Street retail area - available now

To Let



47a Moulsham Street
Chelmsford CM2 0HY

DESCRIPTION:

47a is a newly formed lock up shop located next to a Cafe with 3 floors of recently converted residential accommodation above both ground floor units. The premises which totals approx 153 sq ft (14 sq m), is offered in shell finish with plastered and painted walls, WC accommodation, new glazed shop front and ready for tenant's fit-out. The premises is to be assessed for business rates purposes but it is anticipated that the RV will fall under £12,000 which is the threshold for small business rates relief with nil rates payable for eligible tenants. An EPC is to be commissioned.

RENT: £605 pcm exclusive of VAT etc

RATEABLE VALUE: to be assessed but anticipated to be nil payable for eligible tenants of SBRR

APPROXIMATE SIZE: 153 sq ft (14.22 sq m) net internal area.

LOCATION:

Moulsham Street is a busy secondary retail location a short distance from Chelmsford City Centre and close to residential areas. The Street is home to Tesco Express, Subway, Boots the Chemist, Fired Earth as well various barbers, hairdressers, independent retailers, bars and cafes.

TERMS AND CONDITIONS:

The property is available on the basis of a lease for a term to be agreed, at a rent of £7,250 per annum exclusive of VAT, business rates, service charge and all other outgoings.

PARKING:

Limited on street 1 hour parking in Moulsham Street. Close to public long and short staying car parks.

LEGAL COSTS:

Each party to be responsible for payment of their own legal costs

01245 350160

Fax (01245) 600578

204 New London Road, Chelmsford, Essex CM2 9AB

Viewing by appointment