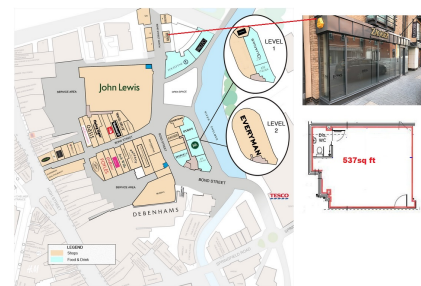


City Centre Shop approx 537sq ft (49sq m) available on flexible terms - close to John Lewis & Goldsmiths

To Let



3 Bond Street
Chelmsford CM1 1GD

DESCRIPTION:

No 3 is one of five units in Phase 1 of the Bond Street Retail area close to Loch Fine. The self-contained lock up shop is located on the ground floor under sought after city centre residential apartments and close to Waterloo Lane/Riverside pay and display car parks. The shop unit has an internal width of 7.62m (25ft) and depth of approx 6m (20ft) and benefits from suspended ceiling with recessed lighting, utility area and WC accommodation which is DDA compliant. The premises has been fitted out to a high standard with air conditioning, tiled flooring, a changing area and till/service point which is located at the rear. The EPC rating is C 63. The property is ideal for a "pop up business", subject to contract and landlord's approval, as the premises is available on flexible terms to be agreed. The RV is £8,600 with nil rates payable for eligible tenants. **AVAILABLE NOW FOR CHRISTMAS 2017. MORE INFORMATION AVAILABLE ON REQUEST.**

RATEABLE VALUE: £8,600 nil rates payable for eligible tenants

APPROXIMATE SIZE: 537 sq ft (49.91 sq m) Ground floor shop.

LOCATION:

Bond Street "Phase 2" is just celebrating its first birthday. **Anchored by John Lewis** with other national retailers including The White Company, Goldsmith Jewellers, L'Occitane, Foyles, Fatface. The original Phase 1 anchors of Prezzo and Loch Fine are now joined by Everyman Cinema, Bills, Byron, Ask and Jamacia Blue.

TERMS AND CONDITIONS:

Available on a sub let on terms to be agreed.

PARKING:

There is ample car parking close to Bond Street shops and restaurants with both Chelmsford Railway Station (London Liverpool Street 35mins) and the bus stations also being a short walking distance as is the park and ride stops which serve both Sandon (A12) and Essex Regiment Way Park and Ride areas.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

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Viewing by appointment