

Small lock up premises 330sq ft (30sq m) close to railway station and city centre - A1 or A2 use

To Let



21 Wells Street
Chelmsford CM1 1HX

DESCRIPTION:

21 Wells Street, a terraced premises, comprises a small lock up property with versatile planning permission for use as retail or office. The current tenant is a residential letting agent who is moving location. The premises, which has a width of approx 14ft (4.4m) and a built depth of 24ft (7.34m) with a large window frontage and benefits from a suspended ceiling and tiled floor. There a WC and small kitchen area located at the rear of the shop. This is the an ideal premises for a small or new business as nil rates payable for eligible tenant. The EPC rating is D 81. Currently held on a 5 year lease with nearly two years remaining - see terms and conditions.

RENT: £650 pcm exclusive of VAT and service charge

RATEABLE VALUE: £6,400 nil rates payable for eligible tenants

APPROXIMATE SIZE: 334 sq ft (31.04 sq m) ground floor lock up shop.

LOCATION:

Wells Street is situated a few hundred yards form from both Chelmsford British Rail Station (London Liverpool Street 35 minutes) and the Bus Station. Chelmsford city centre is approx 5 minutes walk. The park and ride stops for both the A12 and Essex Regiment Way are just a few minutes walk from the premises.

TERMS AND CONDITIONS:

It may be possible to agree new lease terms as the premises is currently held on a FRI lease with nearly 2 years remaining. The Tenant repays by way of insurance rent, a contribution towards landlord's cost of insuring the premises which is included in the annual service charge currently approximately £110 excluding VAT payable 6 monthly.

PARKING:

There is pay and display on street car parking in Railway Street which is adjacent to Wells Street where there is also a car park with both long and short term parking areas.

LEGAL COSTS:

Each party to be responsible for their own costs.

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Viewing by appointment