

TO LET –CHELMSFORD

Small retail unit - 300ft² (27m²) approx.

ROBERT DEWAR ASSOCIATES
01245 350160



153 Springfield Road, CM2 6JP

DESCRIPTION:

153 Springfield Road is a small retail premises of approx. 300ft² (27m²) with return frontage on Meadowside and close to the Victoria Road traffic light junction. The property, which is currently under renovation, is to be offered as a self-contained ground floor unit. More recently occupied by a Mens Barbers although in the past the property was a William Hill Bookmakers. The space is ideal for small or new business as there are nil business rates payable for a tenant that is eligible for small business rates relief. An EPC has been commissioned.

RENT: £13,800pa payable at £1,150pcm exclusive of VAT

RATEABLE VALUE: £8,700 - nil rates payable for tenant eligible for small business rates relief

LOCATION:

Springfield Road has a variety of traders including hairdressers, barbers, public houses, and restaurants. 153 is located a short walk from Chelmsford City Centre and British Railway Station (London Liverpool Street approx. 35mins).

TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a term to be agreed.

PARKING:

Ample public car parking is available in several different car parks a few minutes' walk from the property.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

Strictly by appointment with Robert Dewar Associates 01245 350160

204a New London Road Chelmsford CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through **Robert Dewar Associates, 204a New London Road Chelmsford Essex CM2 9AB**. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.



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