

FOR SALE FREEHOLD

Semi-detached Victorian Building

2,583sq ft (240sq m) approx GIA (*given not measured)

Rochester House

145 New London Road
Chelmsford, CM2 0QT



*Class E Planning

*Residential Change of use approved

*Suitable for owner
occupier

*Main Road Frontage

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DEWAR
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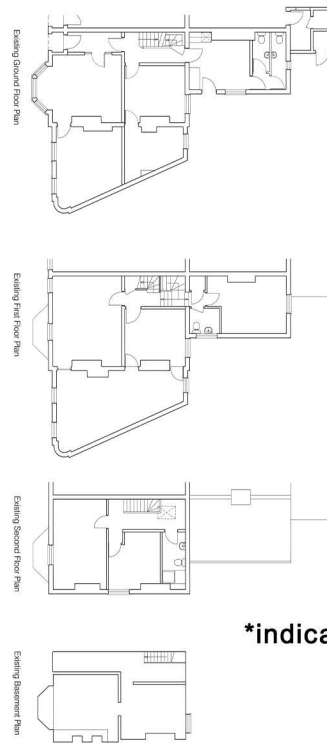
LOCATION

The property is prominently situated on New London Road at its junction with Anchor Street being a few minutes' walk from Chelmsford City Centre. The main line railway station (London Liverpool Street 35 mins) is also within walking distance. The building is located on a bus route and is also near to both the City's Park and Ride stops in New London Road (City Centre Side).

DESCRIPTION

Rochester House an attractive semi-detached Victorian Property benefitting from prominent frontage onto New London Road with its return elevation and some rear land on to Anchor Street. Currently operating as a small business centre with office suites planned over 3 floors the building is very versatile and also has a large dry basement accessed from the ground floor. Prior Approval has been granted under planning application 24/0042/CUPAMA for change of use from office (Class E) to residential (Class C3). Details available on request.

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. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.



*indicative floor plans only

ACCOMMODATION

Planned over ground, first and second floors with basement storage totalling 2,583 sq ft (240 sq m.)

TENURE

Guide Price £600,000 no VAT applicable.

PLANNING INFORMATION

Whilst we are of the opinion that the property/site would potentially suit redevelopment and has potential for alternative uses, interested parties are advised to make their own enquiries of Chelmsford City Council and indeed their own professional advisers.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Currently rated as offices on a suite-by-suite basis. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

EPC

Expired Rating C 60
New rating to be assessed.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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