

## TO LET - CHELMSFORD

Ground floor unit - Approx 800ft<sup>2</sup> (74m<sup>2</sup>) GIA

Available now – no VAT applicable on rent

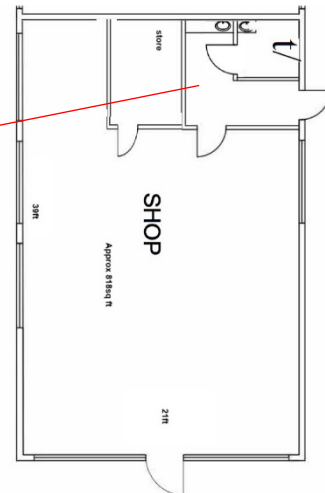
**ROBERT DEWAR ASSOCIATES**  
**01245 350160**



### 37 Beehive Lane CM2 9TQ

#### DESCRIPTION:

The self-contained ground floor unit offers approximately 800ft<sup>2</sup> (74m<sup>2</sup>) of space including kitchenette, WC and storage room. The premises has good natural light with windows running down the left-hand side as well as a glazed shop front. The unit is approx 21ft wide by 39ft deep. There is an exit at the rear of the space which opens up into the sideway on the right-hand side of the unit. The EPC is D82.



**RENT:** £1,200pcm exclusive of service charge (no VAT applicable)

**RATEABLE VALUE:** £14,250 – payable 24/25 £7,125 (25% reduction in rates payable for tenants eligible for small business rates relief)

**LOCATION:** 37 Beehive Lane is situated close to its junction with Baddow Road and Loftin Way. The City Centre is approx 1.5miles from the unit and there are several bus routes that serve the area.

**PARKING:** There is parking available at the front of the unit with on road parking in the vicinity.

**TERMS AND CONDITIONS:** Offered, subject to contract, on a new FRI lease for a term to be agreed. Outside the Landlord and Tenant Act 1954. Rent payable monthly in advance by way of bank standing order – a rent deposit will be required.

**LEGAL COSTS:** Each party to be responsible for their own legal costs

**VIEWING:** By appointment with Robert Dewar Associates on **01245 350160**

### 204a NEW LONDON ROAD CHELMSFORD ESSEX 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. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

#### Energy rating and score

