



5 Trinity Square South Woodham Ferrers Chelmsford CM3 5JX

Description:

A well-positioned ground floor retail unit extending to approximately 520ft² (48m²), prominently situated within Trinity Square in the heart of South Woodham Ferrers. The property provides an open-plan sales area with prominent frontage onto Trinity Square, offering excellent visibility and signage opportunities. The flexible layout is suitable for a range of retail, service, and other commercial uses, subject to the necessary planning consents. To the rear, the premises benefit from useful ancillary accommodation suitable for storage, staff facilities or office use. The unit is presented in functional condition, providing an incoming occupier with the opportunity to fit out and adapt the space to meet their individual requirements.

Forming part of an established local parade serving the surrounding residential community, the property represents an excellent opportunity for an owner-occupier or investor seeking a well-located commercial unit in an established town centre environment. The EPC rating is B46

Rent: £1,200pcm plus VAT and service charge

Rateable Value: £11,000 nil rates for eligible tenant

Location: 5 Trinity Square occupies a convenient and well-connected position in the centre of South Woodham Ferrers. Road connections are excellent, with both the A132 and A130 accessible within approximately 1 to 3 miles, providing convenient links towards Chelmsford, the A12 and the wider Essex road network, as well as onward connections towards London.

Terms: The premises are available on a new lease for a term to be agreed.

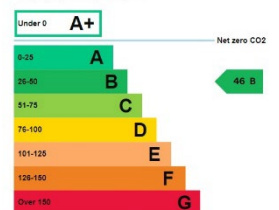
Legal Costs: Each party to bear their own costs

Viewing: Strictly by appointment with Robert Dewar Associates 01245 350160.



Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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