FOR SALE

Part Let with Vacant Upper Parts

City Centre Location

3,919 sq. ft. (364 m²)

59 NEW STREET

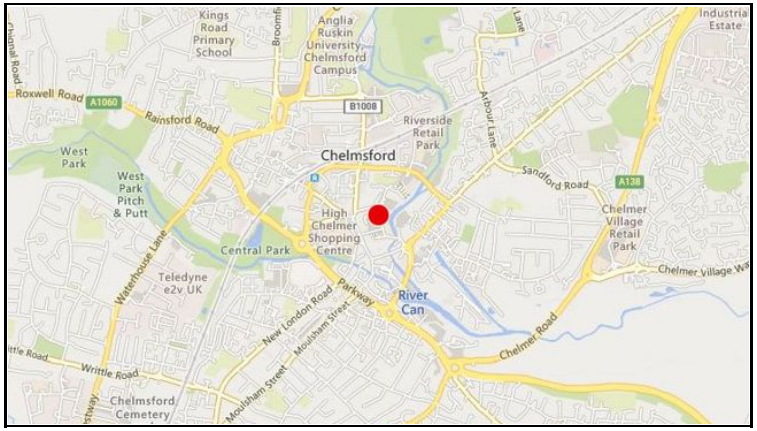
Chelmsford, Essex, CM1 1NE



- Close proximity to Chelmsford High Street and Shopping Centres
- Easy walking distance to Chelmsford station
- Near to restaurants and bars
- Attractive frontage and overlooking Chelmsford cathedral

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
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Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION
59 New Street is prominently located on the corner with Waterloo Lane.

Situated in the heart of Chelmsford City and at the top end of the High Street, the building occupies an excellent position being within walking distance of High Chelmer Shopping Centre as well as Bond Street and various restaurants and bars.

Located directly opposite both Chelmsford Cathedral and Shire Hall, the premises are a short walk from Chelmsford Crown Court and Magistrates Court and only five minutes walk from Chelmsford Railway Station (frequent service to London Liverpool Street - 35 minutes).

DESCRIPTION
Part three and four storey Grade II Listed building with basement bar area.

The ground floor and basement are separately let. The upper floor offices are self-contained and offered vacant.

ACCOMMODATION

Total	**3,919 sq. ft. (364 m²)**

The above floor areas are approximate and have been measured on a net internal basis.

TENURE
The building is available freehold subject to the existing leases at ground floor and basement.

TENANCIES
Please refer to the Tenancy Schedule.

PRICE
£725,000 exclusive.

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

BUSINESS RATES
Please refer to the Tenancy Schedule. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

EPC
The property has an EPC rating of D - 93

LEGAL FEES
Each party to bear their own legal costs incurred.

ADMINISTRATIVE FEE
Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT
Strictly by appointment via sole agents:

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Ref: AC2814/08.25/CC

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