

TO LET

Prominent Shop Premises City Centre Location

1,144 sq. ft. (106 m²)

39 Springfield Road, Chelmsford, Essex, CM2 6JE

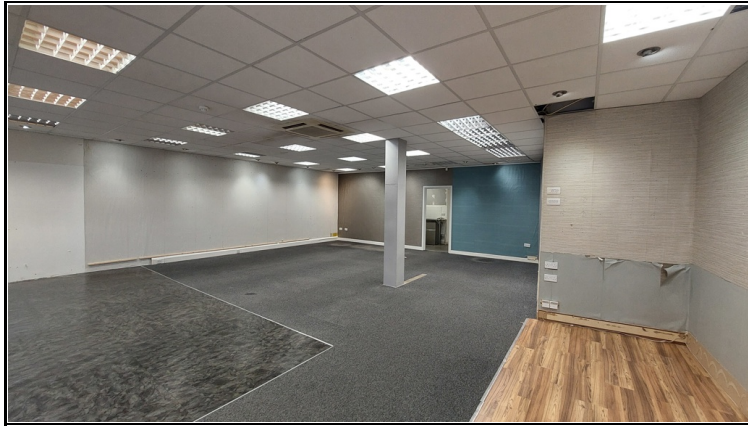
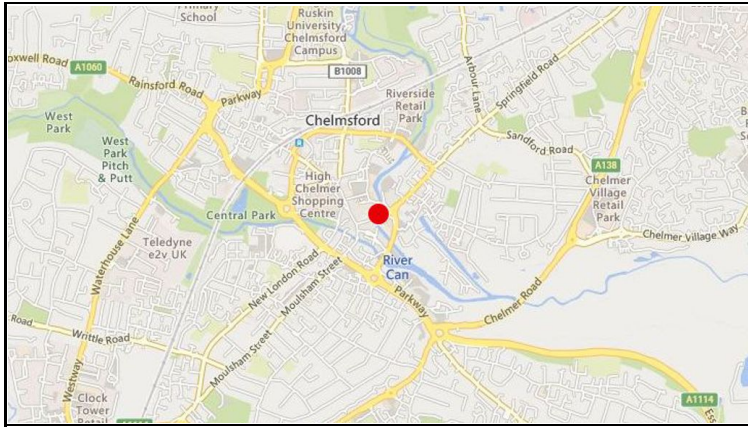


- Prominent city centre corner position
- Located between both Bond Street & The Meadows shopping centres

- Opposite Pure Gym, Cosy Club & Ninja Warrior
- Excellent retail frontage

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

The premises occupies a prominent position forming part of the pedestrianised section of Springfield Road a short distance between its junction with the High Street and Bond Street.

Nearby retail occupiers include The Entertainer, Lakeland, The Range and John Lewis, whilst also directly opposite Springfield Tesco Superstore. The shop offers excellent visibility from nearby main roads.

DESCRIPTION

Prominent shop premises with the potential to enhance the return frontage onto Springfield Road.

The shop is arranged as predominantly open plan accommodation with partitioned small kitchen and store area to the rear, together with toilet.

Loading and unloading is approached to the rear and access is via Bond Street.

There is a single car parking space.

ACCOMMODATION

Total **1,144 sq. ft. (106 m²)**

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

TENURE

Full repairing and insuring for a term of 15 years subject to 5 yearly upward only rent reviews.

RENT

£29,500 per annum exclusive.

VAT

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

BUSINESS RATES

The shop and premises has a Rateable Value of £35,250. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

EPC

The shop has a Rating of D - 94.

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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