

## TO LET

### Shop/Office with Basement City Centre Location

315 sq. ft. (29 m<sup>2</sup>)

5 Duke Street, Chelmsford, Essex, CM1 1HL

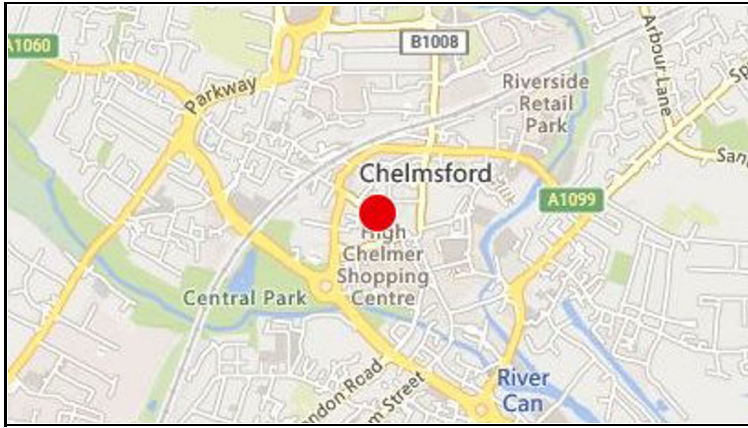


- Close proximity to Chelmsford High Street and Shopping Centres
- High footfall position
- Short walk to Chelmsford Train and Bus Stations
- Short walk to city centre

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Prominent position fronting on to Duke Street and near to its junction with Tindal Square and Market Road, adjoining Chelmsford Cathedral.

The building is within easy walking distance of the City Centre including Bond Street together with High Chelmer Shopping Centre along with various restaurants and bars. Chelmsford Station is a few minutes' walk away offering services to London Liverpool Street.

## DESCRIPTION

Mid-terrace commercial premises offering frontage on to Duke Street currently arranged to provide a ground floor retail area and ancillary spaces. The unit benefits from staff amenities in the basement as well as additional storage.

## ACCOMMODATION

|              |                                       |
|--------------|---------------------------------------|
| Ground Floor | 315 sq. ft. (29 m <sup>2</sup> )      |
| Basement     | 169 sq. ft. (16 m <sup>2</sup> )      |
| <b>Total</b> | <b>315 sq. ft. (29 m<sup>2</sup>)</b> |

## TENURE

The premises are available by way of a new full repairing and insuring lease upon terms to be agreed.

## RENT

£17,500 per annum exclusive.

## VAT

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

## BUSINESS RATES

The property has a rateable value of £12,250. Interested parties are advised to make their own enquiries of the Chelmsford City Council for verification of the rates payable.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The building has a rating of C - 66.

## LEGAL FEES

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

## 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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