

FOR SALE

Freehold Commercial Investment Prominent Roadside Location

Total Shop Area: 875 sq. ft. (81 m²)

11-13 Maldon Road, Great Baddow, Chelmsford, Essex, CM2 7DW



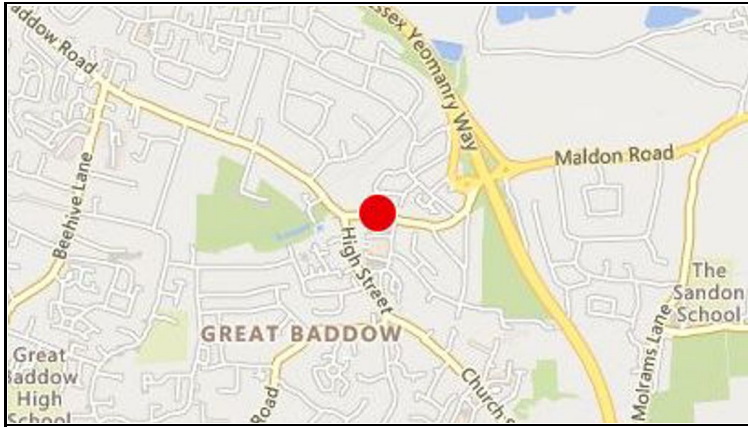
- Busy local parade
- Close proximity to Chelmsford city centre
- Short distance to A12

- Near to Vineyards shopping area
- Income producing
- Attractive village location

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

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LOCATION

Great Baddow is an attractive suburb of Chelmsford approximately 1 mile to the south of the city centre. The building occupies a prominent position within a busy local retail parade directly opposite the Vineyards shopping area and associated car parking. There are excellent traffic links to the A1114 leading to the A130/A12 junction.

DESCRIPTION

Comprising 2x two storey terrace buildings. Number 11 comprises ground floor shop and self-contained one bedroom flat.

Number 13 includes shop premises with internal access to first floor flat and rear garage.

ACCOMMODATION

Number 11 Shop	390 sq. ft. (36 m ²)
Yard	357 sq. ft. (33 m ²)
Number 13 Shop	485 sq. ft. (45 m ²)
Yard	310 sq. ft. (29 m ²)
Total Shop Area	875 sq. ft. (81 m²)

TENURE

Freehold with the benefit of the existing leases.

LEASES

Number 11 is held on an overriding lease for both the shop and flat for a period of 6 years expiring June 2031 at a rent of £14,500 pax. There are rent reviews in June 2027 and June 2029.

Number 13 has an overriding lease for a period of 10 years until September 2026 at a current rent of £13,000 per annum exclusive.

PRICE

£615,000 exclusive.

VAT

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

BUSINESS RATES

The property has the following Rateable Values:

Number 11 £7,000

Number 13 £8,000

EPC

Number 11 Rating C - 54

Number 11a Rating D - 62

Number 13 Rating C - 63

Number 13a Rating E - 46

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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