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COMMERCIAL PROPERTY AGENTS

FOR SALE — MIXED-USE FREEHOLD INVESTMENT

The Signal Yard

Railway Street, Chelmsford, CM1 1QS

LOCATION

The property is prominently situated on Railway Street in central Chelmsford, within a short walk of Chelmsford railway station and the city's main retail and commercial areas. The surrounding location benefits from a strong mix of offices, shops, cafés and leisure uses, together with nearby civic landmarks including Essex County Council offices, Chelmsford Cathedral and Shire Hall.

Road access is convenient via Parkway and Victoria Road, while Chelmsford station provides frequent rail services to London Liverpool Street and other destinations across Essex. The central position offers strong visibility, good pedestrian movement and excellent access to local amenities.

PRICE	TOTAL INCOME	NIY	TENURE
£650,000 + VAT Intended to qualify as a TOGC, subject to HMRC requirements. Obtain independent tax advice.	£50,000 pax	~7.4%	Freehold

A fully let, newly built mixed-use property comprising 3 retail units let on FRI leases and 14 flats sold off on 125-year leases from 2021, providing secure yearly ground rents. Unit 3's rent steps up from September 2026. Full tenancy schedule overleaf.

TENANCY SCHEDULE

Unit	Occupier	Lease	Rent (pax)
Unit 1 — No. 54	Power Health & Fitness Ltd (Zero Gravity Pilates)	FRI	£20,000
Unit 2 — No. 58	Wilsons Barber Shop	FRI	£13,000
Unit 3 — No. 60	Q Tea	FRI	£15,000 from Sept '26
14 flats	125-yr leases from 2021	Ground rents	£2,000
Total			**£50,000 pax**

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Offers sought in the region of £650,000 + VAT, sold subject to existing tenancies; may be bought by way of a TOGC. NIY shown is indicative, allowing for standard purchaser's costs. Misrepresentation Act: these particulars do not form part of any contract.

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Full Tenancy Schedule

The Signal Yard, Railway Street, Chelmsford, CM1 1QS

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COMMERCIAL UNITS

Unit	Tenant	Size	Rent (pa)	Outside Act	Deposit	Review	Start	Term	Rent Free
Unit 1	Power Health & Fitness Ltd	742 sq ft	£20,000	No	3 months	5 yrs	17 Aug 2022	10 yrs	3 months
Unit 2	Ben Wilsons Barbers (Chelmsford) Ltd	385 sq ft	£13,000	Yes	1 month	5 yrs	5 Sept 2022	10 yrs	3 months
Unit 3	Vu To Pham (Bubble Tea)	495 sq ft	£15,000 from Sept '26	Yes	3 months	5 yrs	23 Sept 2022	10 yrs	2 months
Total			**£48,000 pa**						

GROUND RENTS — 14 FLATS (125-YEAR LEASES)

Flat	Floor	Lease	Ground Rent
Flat 1	1st	125 yrs from 11 Jun 2021	Peppercorn
Flat 2	1st	125 yrs from 30 Apr 2021	Peppercorn
Flat 3	1st	125 yrs from 26 Oct 2021	£250 pa
Flat 4	1st	125 yrs from 21 May 2021	£250 pa
Flat 5	1st	125 yrs from 15 Apr 2021	Peppercorn
Flat 6	2nd	125 yrs from 18 Oct 2021	£250 pa
Flat 7	2nd	125 yrs from 01 Apr 2021	Peppercorn
Flat 8	2nd	125 yrs from 09 Apr 2021	Peppercorn
Flat 9	2nd	125 yrs from 28 Apr 2021	Peppercorn
Flat 10	2nd	125 yrs from 19 Feb 2021	£250 pa
Flat 11	3rd	125 yrs from 05 Mar 2021	£250 pa
Flat 12	3rd	125 yrs from 29 Jun 2021	£250 pa
Flat 13	3rd	125 yrs from 28 Apr 2021	£250 pa
Flat 14	3rd	125 yrs from 05 Feb 2021	£250 pa
Total			**£2,000 pa**

Tenant and lease details above are provided for guidance and are subject to verification against the executed leases. Rent-review and break provisions vary by unit — see individual leases for full terms.

Retail Unit Floor Plan

Ground Floor — Units 1–3, The Signal Yard

Indicative plan, not to scale for legal purposes. Site boundary shown for reference only.

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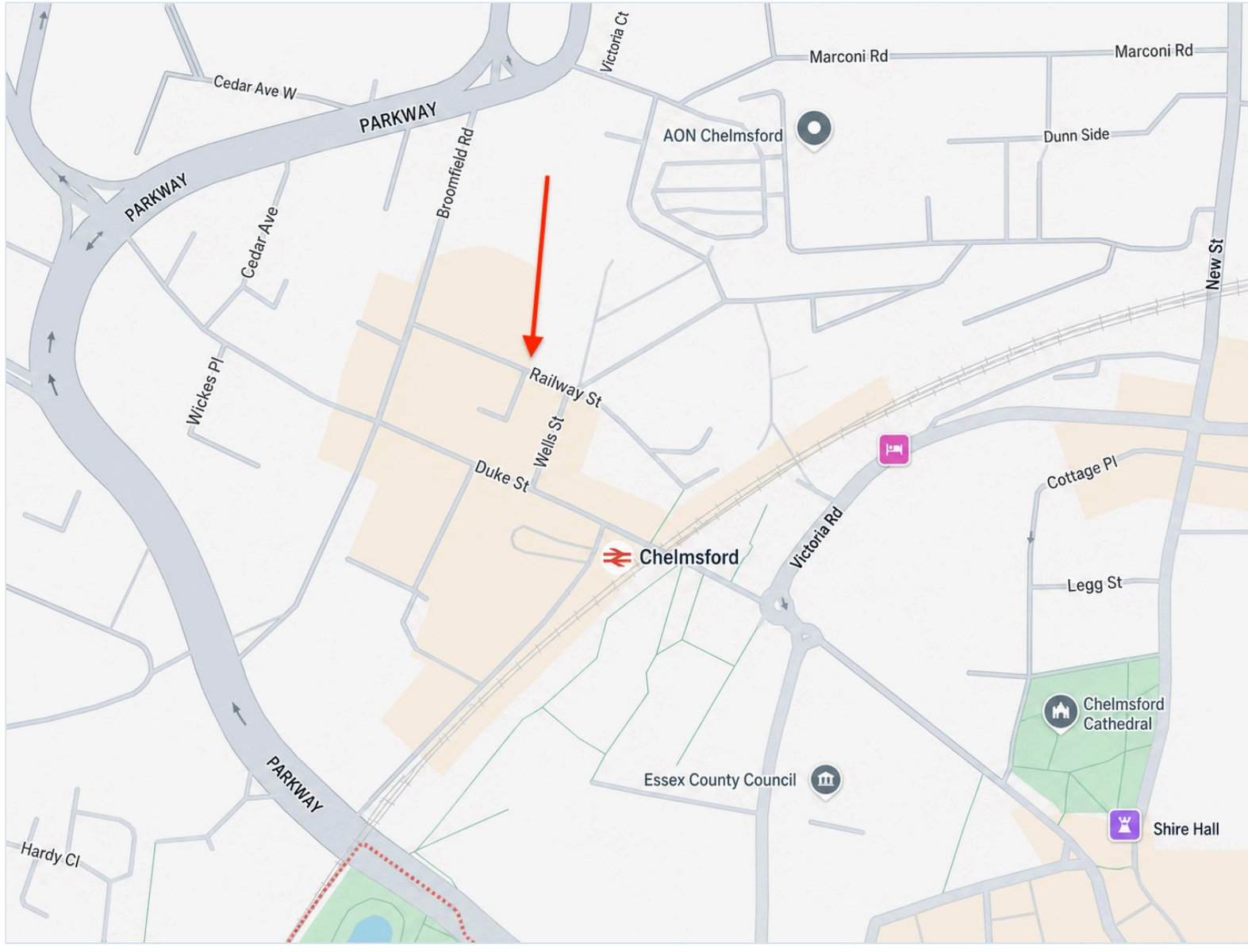

Map for indicative purposes only.

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