



Ayers & Cruiks
COMMERCIAL

8 The Vineyards, Great Baddow, CM2 7QS

To Let | 620 to 2,338 sq ft

Retail Units To Let In Chelmsford

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Summary

- Rent: £25,000 - £52,500 per annum
- Business rates: £22,954 per annum Interested parties are advised to confirm their own enquiries with Chelmsford Council.* *Please note this is for the whole unit
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: E (105)
- Lease: New Lease

Contact & Viewings

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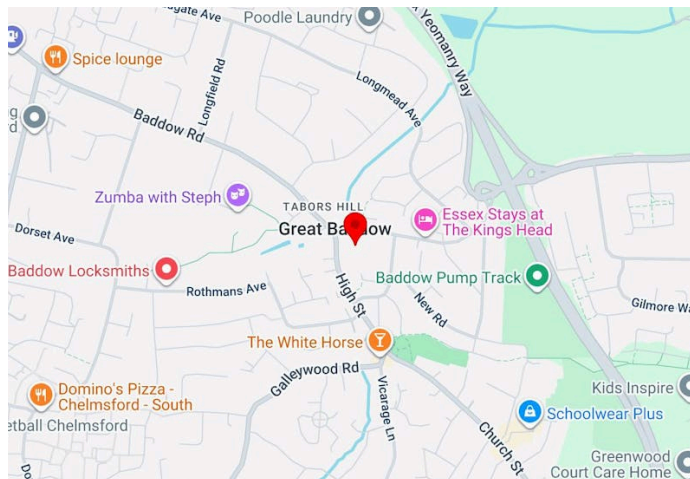
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Key Points

- Established retail and office parade
- Close to A12 which connects to London
- Car park facilities available adjacent
- New lease available
- Rent from only £25,000 per annum exclusive

Description

It comprises of an open plan ground floor, with direct access to basement storage. The premises can be taken as a whole, or the landlord will consider splitting.

Location

Retail/Office premises situated at the heart of the Vineyards shopping precinct, close to Great Baddow Town Centre. It has great road links via the A12 which connects to London. Nearby occupiers include Boots, Coop, William Hill, Greggs and other local amenities.



The car park offers 2 hours free shoppers parking.

Accommodation

Description	Building Type	sq ft	sq m	Availability
Shop A	Retail	620	57.60	Available
Shop B	Retail	1,718	159.61	Available
Whole	Retail	2,338	217.21	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Available by way of a new full repairing and insuring lease, for a term to be agreed

Price

Shop A - £25,000 Per Annum Exclusive
Shop B - £35,000 Per Annum Exclusive
Whole Unit - £52,500 Per Annum Exclusive