



Ayers & Cruiks
COMMERCIAL

2A Bloomsbury Court, Trinity Row Brickfields Road, South
Woodham Ferrers, CM3 5XB

To Let | 948 sq ft

Retail unit with W.C and kitchenette, suspended ceiling, wood effect flooring and glazed frontage.

2A Bloomsbury Court, Trinity Row
Brickfields Road, South Woodham
Ferrers, CM3 5XB

Summary

- Rent: £10,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (65)
- Lease: New Lease

Contact & Viewings

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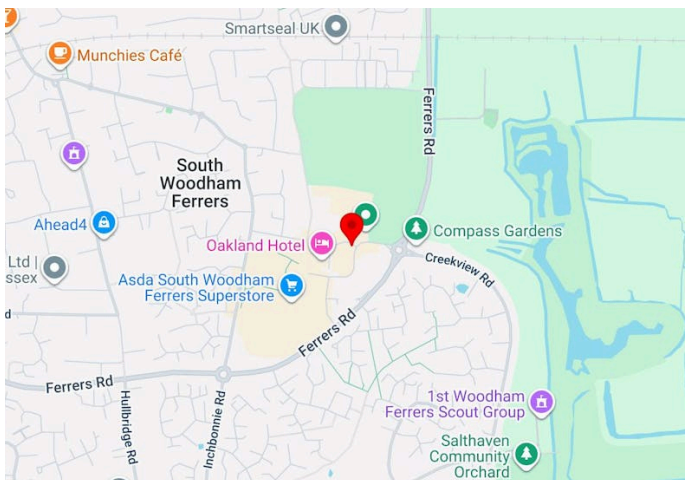
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Key Points

- Suspended ceiling
- 16.5m glazed frontage
- W.C and kitchenette
- Wood effect flooring
- Previously a beauty shop
- Rent only £10,000 Per Annum

Description

Previously operating as a beauty shop, it is situated beneath a residential development and comprises of an open plan area with a second room leading off with double frontage. There is a suspended ceiling through and to the rear is a kitchenette and toilets facilities.

Location

The premises is located in a commuter town in Essex, South Woodham Ferrers a town in the borough of Chelmsford with a population of approximately 16,500. It is approximately 35 miles (56 km) from London and only 8 miles from the Cit



Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Building	Retail	948	88.07	Available

Terms

The premises is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£10,000 Per Annum

Viewings

Strictly by prior appointment with the vendor's appointed agent Ayers & Cruiks

