Ayers & Cruiks
COMMERCIAL

For Sale
3,327 sq ft

65 & 65A Duke Street, Chelmsford, CM1 1LW

Freehold, two-storey investment/ development opportunity

- Investment/ development opportunity
- Currently producing £68,000 per annum
- Planning consent for 7 flats
- Offers from £900,000



01702 343060
www.ayerscruiks.co.uk

Ayers & Cruiks COMMERCIAL

65 & 65A Duke Street, Chelmsford, CM1 1LW

Summary

- Price: Offers from £900,000
- Business Rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C (55)

Contact & Viewings

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Chelmsford,
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CM2 6JY

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Description

Unique investment/ development opportunity to obtain a two-storey building currently let to Haart Estate Agents and Escape Live. The property currently produces £68,000 per annum rent with planning permission granted (25/00414/FUL) to convert the first floor and install two additional floors to create 7 luxury flats with private balconies (6 x 1-bed flats and a 2-bed apartment). A CIL payment of £66,229.73 applies.

Location

This property is prominently located on Duke Street, next to Chelmsford City Train station which provides regular services to London Liverpool Street. Chelmsford City Centre is a short walk away providing High Street Shops and leisure amenities.

Accommodation

Floor	Building Type	SQ.FT	SQ.M
Ground	Retail	1,639	152.27
First	Retail	1,688	156.82
Total		3,327	309.09

Planning

Flat	Floor	Bedrooms	SQ.M
Flat 1	First	1 bed	53.4
Flat 2	First	1 bed	50.0
Flat 3	First	1 bed	50.1
Flat 4	Second	1 bed	53.4
Flat 5	Second	1 bed	50.0
Flat 6	Second	1 bed	50.1
Flat 7	Third	2 bed	91.5

Terms

The ground floor is let to Spicerhaart Property Services Ltd at £40,000 per annum on a 10-year lease term commencing on 25th March 2013.
The first floor is let to Escape Live Chelmsford Ltd, outside of the Landlord & Tenant Act at £28,000 per annum on a 2-year lease expiring on 10th August 2027.

Price

Offers from £900,000

Viewings

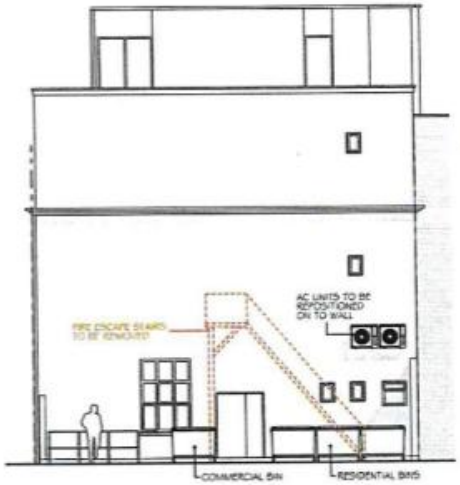
Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Jan 2026.

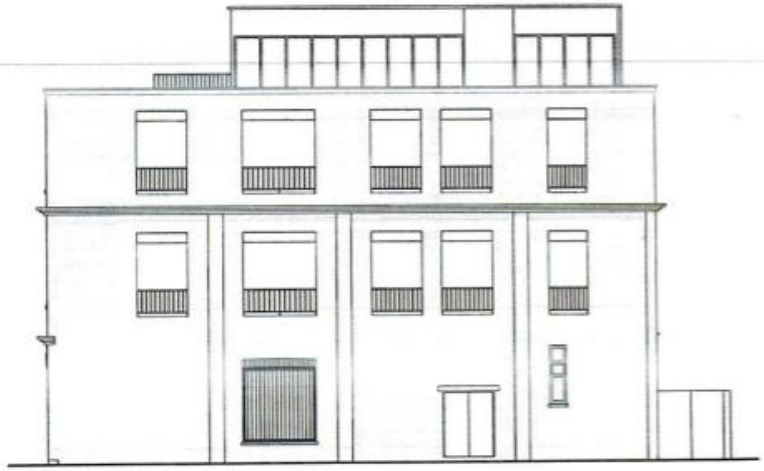

haart



PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



1:100 0 1 2 3 4 5 10m

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DO NOT SCALE FROM THIS DRAWING. Dimensions are stated for guidance only. The contractor is to verify all dimensions & boundary positions on site before commencement and prior to making workshop drawings or purchasing materials.
The Contractor should in accordance with the Building Regulations inform the Building Inspector on site before commencement of any works. Please advise Mundays & Cramer of any trees found within 40 metres of the proposed works that are not noted on the plans prior to commencement of works.

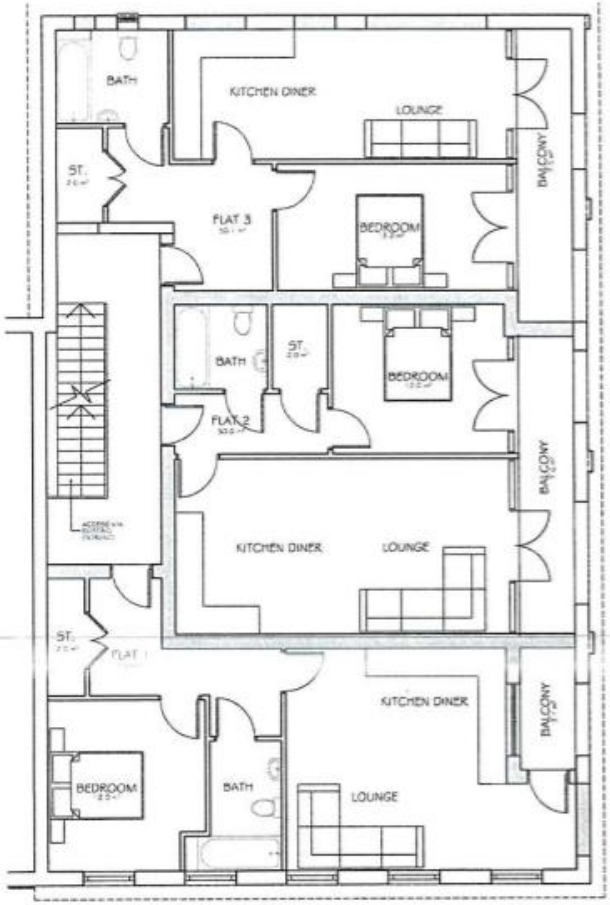
Date	Rev	Description
10.01.2023	B	Client issue
15.11.2022	A	Client issue
07.09.2022	-	Client issue

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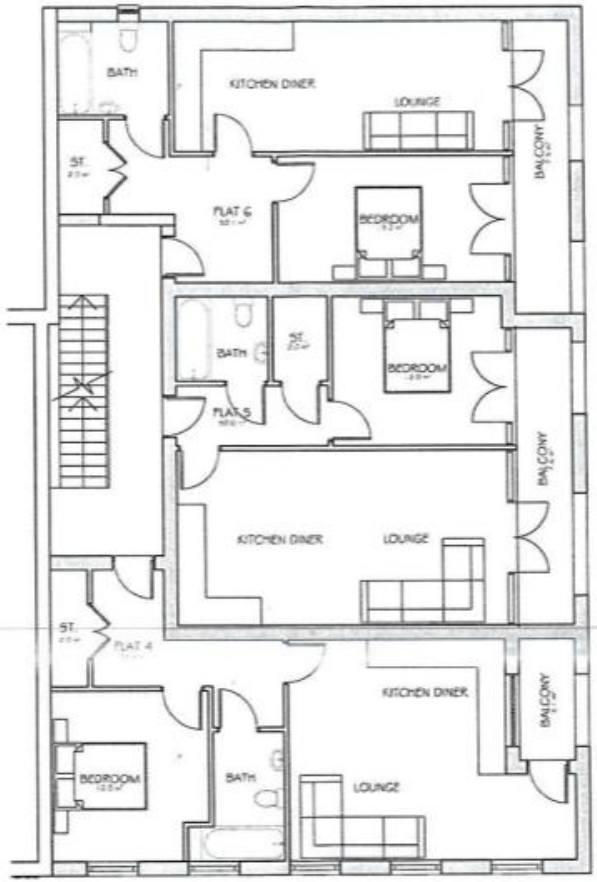
Drawing title: PROPOSED ELEVATIONS & 3D VISUAL
Project: PROPOSED RESIDENTIAL DEVELOPMENT
Address: 65 DUKE STREET, CHELMSFORD, ESSEX, CM1 1LW
Note: All floor areas to 40 square mtrs - (Sq mtr x 10.764 = sq ft)

Client: CHILDS PROPERTY LTD
Drawn by: A.R.K
Drawing No.: J184/05
Revision: B

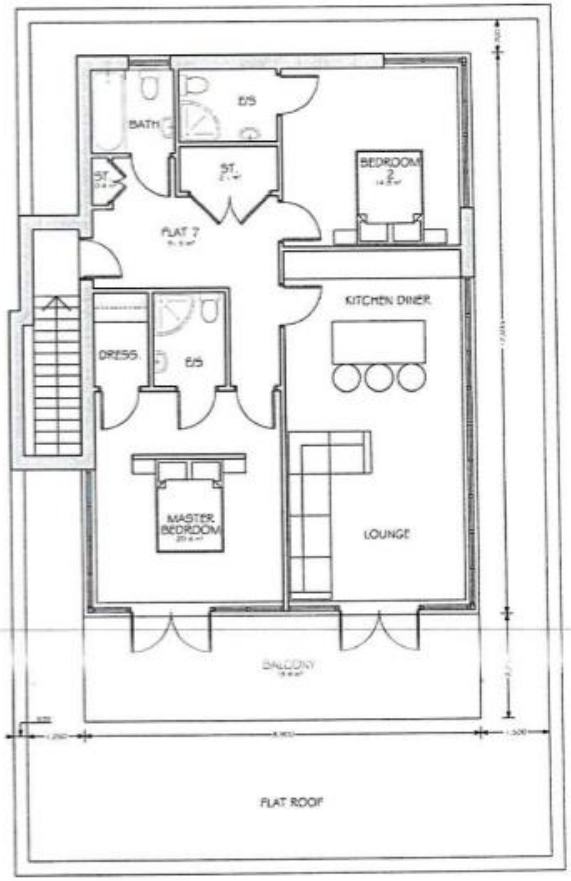
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PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED SECOND FLOOR PLAN 1:50



PROPOSED THIRD FLOOR PLAN 1:50

NON-AFFORDABLE HOUSING
7 Flats
Flat Unit Accommodation

6 Flats to be 1 Bedroom for 2 persons Min.
area required 50m² with 1.5m² storage
1 Flat to be 2 Bedroom for 4 persons Min.
area required 70m² with 2.5m² storage

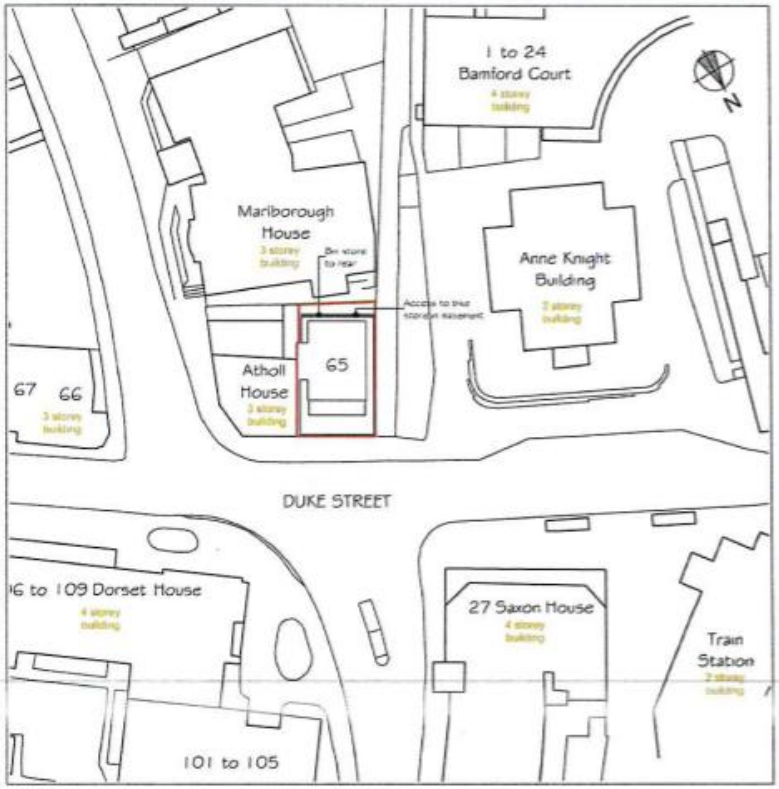
Flat 1	(First Floor)	53.4m²	(1 Bed - 2 persons)
Flat 2	(First Floor)	50.0m²	(1 Bed - 2 persons)
Flat 3	(First Floor)	50.1m²	(1 Bed - 2 persons)
Flat 4	(Second Floor)	53.4m²	(1 Bed - 2 persons)
Flat 5	(Second Floor)	50.0m²	(1 Bed - 2 persons)
Flat 6	(Second Floor)	50.1m²	(1 Bed - 2 persons)
Flat 7	(Third Floor)	91.5m²	(2 Bed - 4 persons)

Date	Rev	Description
03.01.2023	J	Client issue
10.01.2023	H	Client issue
07.06.2022	G	Client issue
30.05.2022	F	Client issue
19.05.2022	E	Client issue

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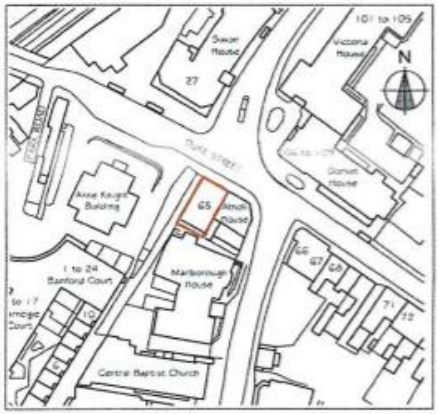
Drawing title: PROPOSED FLOOR PLANS - 7 UNITS
Project: PROPOSED RESIDENTIAL DEVELOPMENT
Address: 65 DUKE STREET, CHELMSFORD, ESSEX, CM1 1LW
Client: CHILDS PROPERTY LTD
Drawn by: JPA
Drawing No.: J184/03
Revision: D

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PROPOSED SITE PLAN 1:500





LOCATION PLAN 1:1250

Note:
Tree Planting
The site is unable to provide 3 new trees. Financial contribution for off-site planting is to be provided

1:500 0 10 20 30 40 50m

1:1250 0 25 50 75 100 125m

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Date	Rev	Description
06.09.2024	A	Client issue
13.05.2022	-	Client issue

Drawing title: LOCATION & SITE PLANS
Project: PROPOSED RESIDENTIAL DEVELOPMENT
Address: 65 DUKE STREET, CHELMSFORD, ESSEX, CM1 1LW
Client: CHILDS PROPERTY LTD
Drawn by: A.Keir
Drawing No.: J184/02
Revision: A

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