

GREAT BADDOW



TO LET

7

The Vineyards, Great Baddow
Chelmsford
CM2 7QP

RETAIL
633 SQ. FT. (59 SQ. M.)



Retail/Office



Allocated Parking For 3 Cars



2 hours free parking in car parks



New Lease Available



Rent £20,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

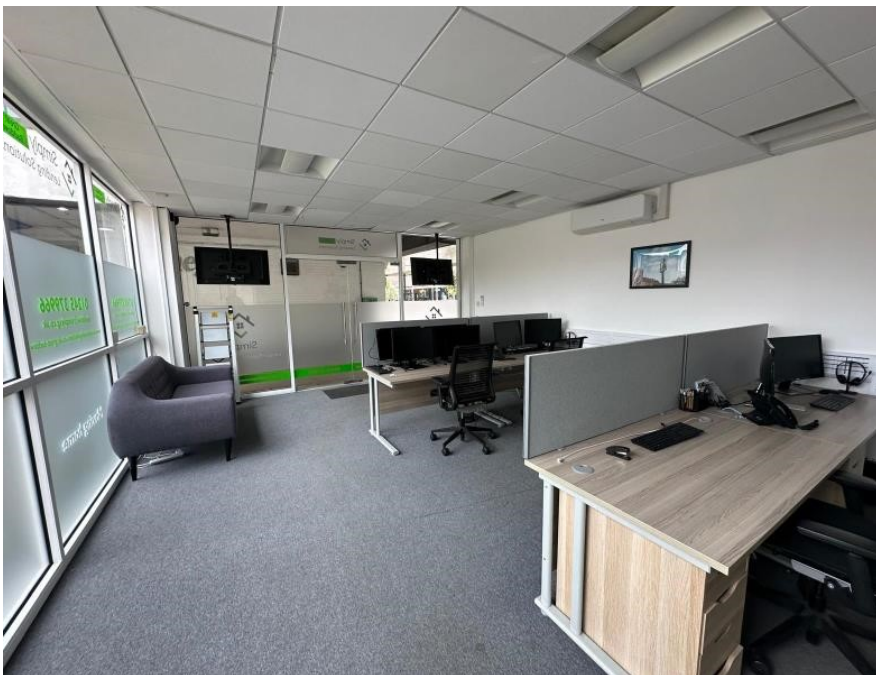
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a. 86-88 Baxter Avenue
Southend on Sea Essex
SS26HZ

DESCRIPTION AND LOCATION

The Vineyards is a busy local shopping centre in Great Baddow, about 2.5 miles from Chelmsford city centre. The area has good access via the A12 and public transport links. It serves a large residential community and offers strong footfall, making it a good location for retail or service-based businesses. Other businesses in the shopping centre include Morrisons, Greggs, Co-op, Havens Charity Shop, and several others.

The property was previously used as an office and is fitted accordingly, featuring a suspended ceiling, full carpeting, trunking, and air conditioning. It also includes a kitchenette and a W.C. Three allocated parking spaces are available with the premises. Additionally, there is a public car park adjacent to the property that offers two hours of free parking. For occupiers of the suite, a parking system is in place allowing for extended parking if required.



ACCOMODATION

	SQ.FT.	SQ.M.
Floor Area	633	59
TOTAL	633	59

TERMS

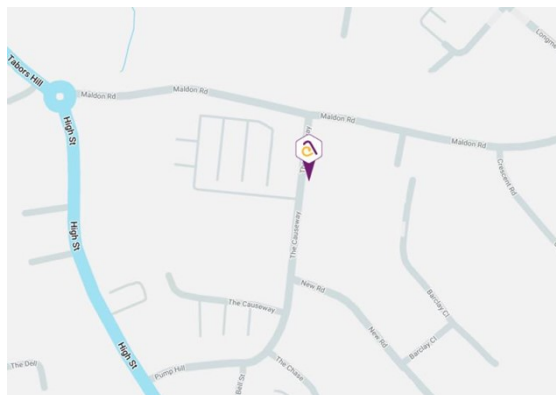
The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

SERVICE CHARGE

Upon Request

EPC

E



BUSINESS RATES

Ratable Value UBR Rateable Payable
£18,250 49.9 £9,106.75

Interested parties are advised to contact Chelmsford City Council 01245 606606

LEGAL COSTS

Ingoing party to be responsible for landlord's reasonable legal costs.

TENURE

Leasehold

RENT

£20,000 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via 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.



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