

SOUTH WOODHAM FERRERS



TO LET

6 Chipping Row,
South Woodham Ferrers,
Essex, CM3 5XU

RETAIL/OFFICE
597 SQ.FT. (55.46 SQ.M.)



Ideal Retail/Office Use



Town Centre Location



Established Retail Area



New Lease Available



Rent £12,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located in the heart of South Woodham Ferrers Town Centre, this 597 sq. ft. unit benefits from a prime position with excellent visibility and high footfall, ideal for capturing passing trade.

The premises is situated within a well-established retail hub, surrounded by prominent national operators including Asda, McDonald's, Subway, and Costa Coffee, making it an attractive spot for businesses seeking strong neighbouring brands and consistent customer traffic.



ACCOMMODATION

Retail/Office Unit
597 SQ.FT. (55.46 SQ.M.)

TERMS

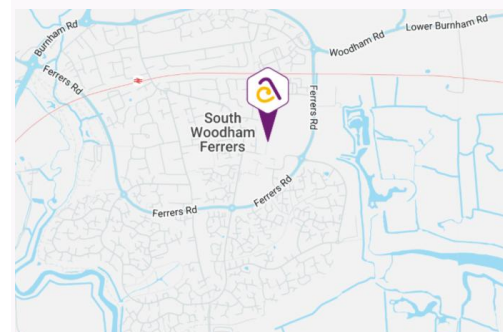
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

Not Applicable.

EPC:

B



BUSINESS RATES

April 23-Present	Rateable Value	UBR	Rateable Payable
	£4,250	49.9	£2,120.75

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805.

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

£12,000 per annum exclusive

VAT:

Not Applicable.

VIEWING:

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.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk