

CHELMSFORD



TO LET

Unit 13
Exchange Way
Chelmsford
CM1 1XB

RETAIL

1,428 SQ. FT. (133 SQ. M.)



Office / Retail Suite In Shopping Centre



High Street Position



Assignment Of Lease Til October 2027



Kitchenette & WC's



3 Months Rent Free in 1st Year



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This location benefits from high footfall and a central position within High Chelmer Shopping centre. The property is within walking distance of Chelmsford Train Station, which provides regular services to London Liverpool Street and other destinations. It is also easily accessible by road, with close proximity to the A12, connecting to the M25 and other key routes. Local bus services operate nearby.

The property is arranged over two floors, with both a ground floor and a first floor. The ground floor features the main shop area, which boasts a glazed shop front, wood-effect vinyl flooring, a suspended ceiling, and a convenient changing room. Additionally, there is a kitchenette on the ground floor for staff use.

The first floor is currently utilized for storage but offers potential for additional useable space. It includes a second kitchenette and two toilets, providing ample facilities for staff or customers. The property also benefits from a back room, offering extra flexibility for operations or storage needs.

*The landlord is offering a rent incentive of three months rent free for the first year. Thereafter the rent will increase to the headline rent of £47,000 pax.

ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	883	82
First Floor	545	51
TOTAL	1,428	133

TERMS

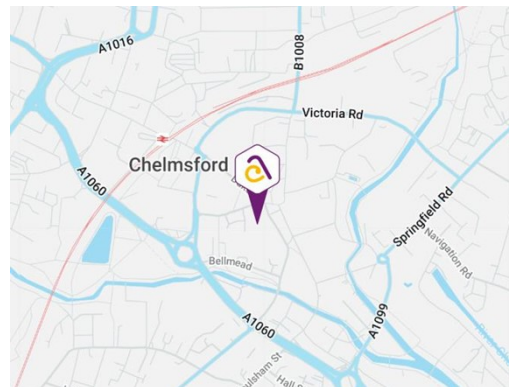
By way of assignment of the current lease expiring in October 2027.

SERVICE CHARGE

Service Charge is Applicable

EPC

D
87



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.

BUSINESS RATES

Ratable Value UBR Ratable Payable
£21,500 49.9 £10,728.50

Interested parties are advised to contact Chelmsford City Council 01245 606606

LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

Rent Only £35,250 Per Annum Exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



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