



Ayers & Cruiks
COMMERCIAL

To Let
659 sq ft

**1 Anson Close, South
Woodham Ferrers, CM3
5YJ**

Ground floor retail unit
benefitting from kitchenette
and WC, three phase power
and a parking space.

- Ground floor retail unit
- Kitchenette and WC
- One parking space available
- 3 phase power
- New lease available
- £16,000 per annum exclusive

www.ayerscruiks.co.uk



1 Anson Close, South Woodham Ferrers, CM3 5YJ

Summary

- Business rates: £4,990 per annum Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (87)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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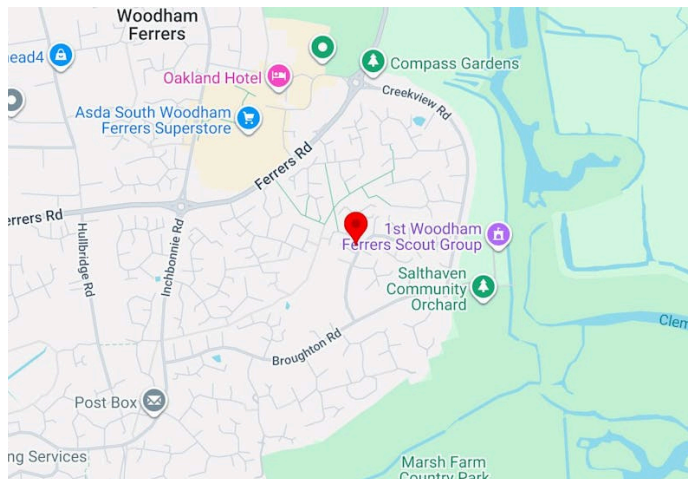
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Description

This ground floor retail unit benefits from a glass shop frontage, 3 phase power and a kitchenette and WC. There is 1 parking space available and it experiences high footfall, making it ideal for a range commercial uses.

Location

This property is located within a well-established residential area of South Woodham Ferrers and it benefits from a strong local catchment, good visibility, and convenient pedestrian access. South Woodham Ferrers town centre and mainline rail station are within easy reach, providing good connectivity to Chelmsford city centre and the wider Essex area.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Ground	Retail	659	61.22	Available



Rent

£16,000 per annum exclusive

