



Ayers & Cruiks
COMMERCIAL

For Sale
710 sq ft

**198 Moulsham Street,
Chelmsford, CM2 0LG**

Well-fitted unit with reception,
offices, kitchen, WC & aircon.
Upper parts: 3 flats on 118-yr
leases.

- Freehold Investment
- National Covenant Tenant
- 10 year lease Expiring 2031
- Producing £17,500 pax
- Offers In Excess Of £200,000

www.ayerscruiks.co.uk



198 Moulsham Street, Chelmsford,
CM2 0LG

Summary

- Price: Offers in excess of £200,000
- Business rates: £8,982 per annum Interested parties are advised to contact Chelmsford City Council 01245 606606
- VAT: Applicable. Our client has advised us that the property is VAT elected.
- Legal fees: Each party to bear their own costs
- EPC: D (79)

Further information

- [View details on our website](#)

Contact & Viewings

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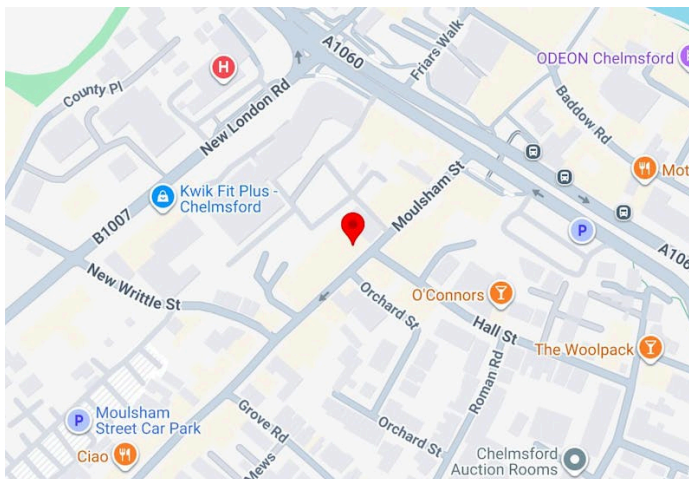
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Chelmsford,
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CM2 6JY
Tel: 01245 202555



Description

The ground floor retail unit is let to Amplifon Hearing Specialists on a 10-year lease from January 2021, producing an annual rent of £17,500 plus VAT. Tenant break options were agreed at years 5 and 7, although we understand the 5th year break was not exercised, providing additional security of income. Although the current lease was signed in January 2021, this was an extension, and the Amplifon Hearing Specialists have been in occupation since 2006. Amplifon is a global hearing specialist and have over 70 years experience and more than 10 million customers worldwide. In the UK alone the company has over 141 branches and 64 hearing centres across the country. The unit is well fitted, incorporating a reception, two offices, kitchen, WC facilities, and air conditioning. The upper parts comprise three self-contained flats, each sold off on long leaseholds with approximately 118 years unexpired. This mixed-use property therefore provides a secure commercial rental income from a strong covenant, alongside long-leasehold residential interests, all in a vibrant and well-connected location.



Location

The property occupies a prominent position on Moulsham Street, a sought-after secondary location close to its junction with Parkway. It enjoys excellent accessibility, with Chelmsford City Centre and the mainline railway station only a few minutes' walk away, and is well served by local bus connections.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	710	65.96	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Price

Offer in excess of £200,000

