



Ayers & Cruiks
COMMERCIAL

7 The Vineyards, Great Baddow, Chelmsford, CM2 7QS

To Let | 633 sq ft

Retail/office space with suspended ceiling, carpeting, air conditioning, kitchenette, WC and allocated parking.

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Summary

- Rent: £20,000 per annum
- Business rates: £9,106.75 per annum Interested parties are advised to confirm the rating liability with Chelmsford City Council on 1245 606606
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: E
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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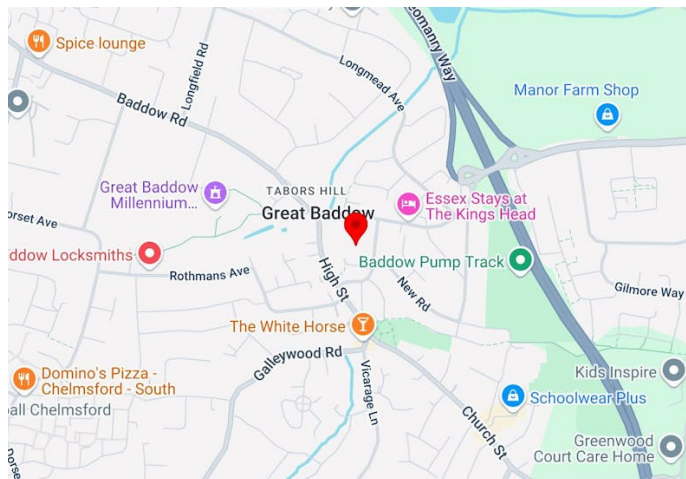
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Key Points

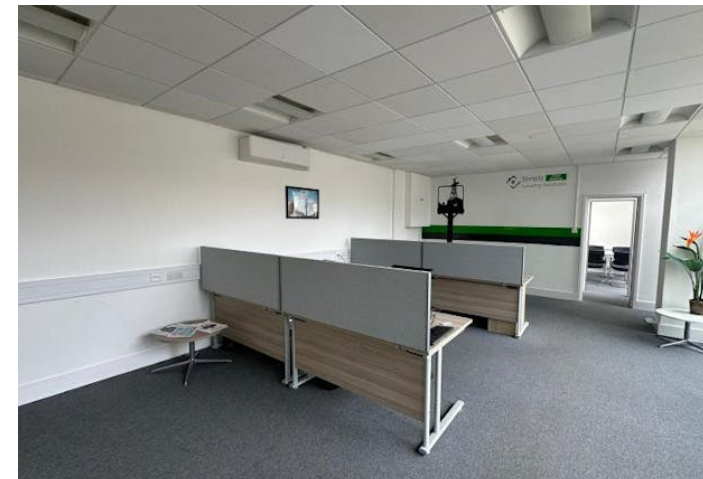
- Retail/Office
- Allocated Parking For 3 Cars
- 2 Hours Free Parking in Car Parks
- New Lease Available
- Rent £20,000 Per Annum Exclusive

Description

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.

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 servicebased businesses.



Other businesses in the shopping centre include Morrisons, Greggs, Co-op, Havens Charity Shop, and several others.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Building	Retail	633	58.81	Available

Terms

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

Rent

£20,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks



