



Ayers & Cruiks
COMMERCIAL

2A Bloomsbury Court, Trinity Row Brickfields Road, South
Woodham Ferrers, CM3 5XB
To Let | 948 sq ft

Retail unit with W.C and kitchenette, suspended ceiling, wood effect flooring and glazed frontage.

2A Bloomsbury Court, Trinity Row
Brickfields Road, South Woodham
Ferrers, CM3 5XB

Summary

- Rent: £10,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (65)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

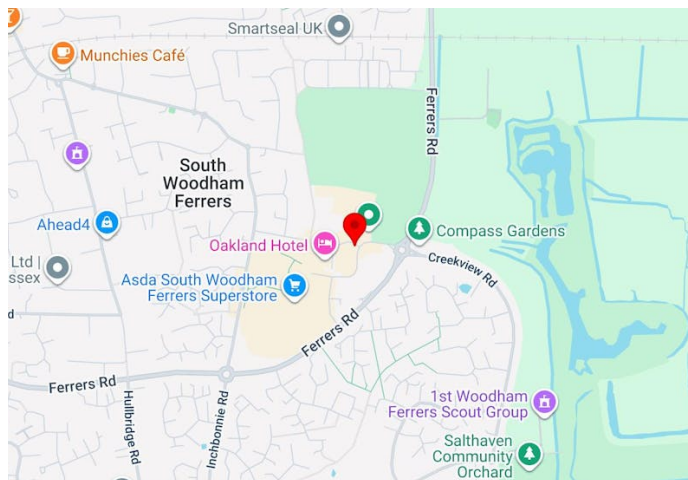
Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555

www.ayerscruiks.co.uk



Key Points

- Suspended ceiling
- 16.5m glazed frontage
- W.C and kitchenette
- Wood effect flooring
- Previously a beauty shop
- Rent only £10,000 Per Annum

Description

Previously operating as a beauty shop, it is situated beneath a residential development and comprises of an open plan area with a second room leading off with double frontage. There is a suspended ceiling through and to the rear is a kitchenette and toilets facilities.

Location

The premises is located in a commuter town in Essex, South Woodham Ferrers a town in the borough of Chelmsford with a population of approximately 16,500. It is approximately 35 miles (56 km) from London and only 8 miles from the City.



Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Building	Retail	948	88.07	Available

Terms

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

Rent

£10,000 Per Annum

Viewings

Strictly by prior appointment with the vendor's appointed agent Ayers & Cruiks

