

RETAIL/OFFICE TO LET APPROX 340 Sq Ft (31.59 Sq M)



**11 Wells Street
Chelmsford
Essex
CM1 1HZ**

Location:

Wells Street is close to Chelmsford City centre with Chelmsford Train, Bus Station and Duke Street nearby. Wells Street is a busy location with contains a mixture of commercial and residential properties, and several public car parks close by.

Description:

This retail/office unit measures approximately 340 sq ft, and consists of a sales area of 215 Sq Ft with tiled flooring and suspended ceiling with lighting, separate storage and office rooms and with a kitchen and toilet.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office Unit: 340 Sq Ft 31.59 Sq M

Features:

- Tiled Flooring To Retail/Office Space
- Kitchen
- Suit A Range of Office and Retail Uses
- Close to Town Centre

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£11,500 Per Annum exclusive, plus service charge.

Business Rates:

Interested parties are advised to make their own enquiries to Chelmsford Borough Council or via www.voa.gov.uk.

Rateable Value £8,700

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Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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