



21 Market Road, Chelmsford CM1 1XA

**TO LET**

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Retail Property

**116 Sq M**  
**(1,251 Sq Ft)**

#### DESCRIPTION

The available accommodation (116 sqm) comprises retail space on both the ground floor as well as on a mezzanine. The unit is predominantly open plan with a staircase leading up to the mezzanine floor which provides additional space. The rear of the shop has WC facilities and a kitchen area.

#### AREAS

Net Internal Areas	sq ft	sq m
Ground Floor	1,251	116
Total	116	1,251

- ✔ Busy City Centre Location
- ✔ Good Footfall
- ✔ Easy Access from High Chelmer Car Park
- ✔ Good Public Transport Links
- ✔ Large Open Plan Unit with Mezzanine

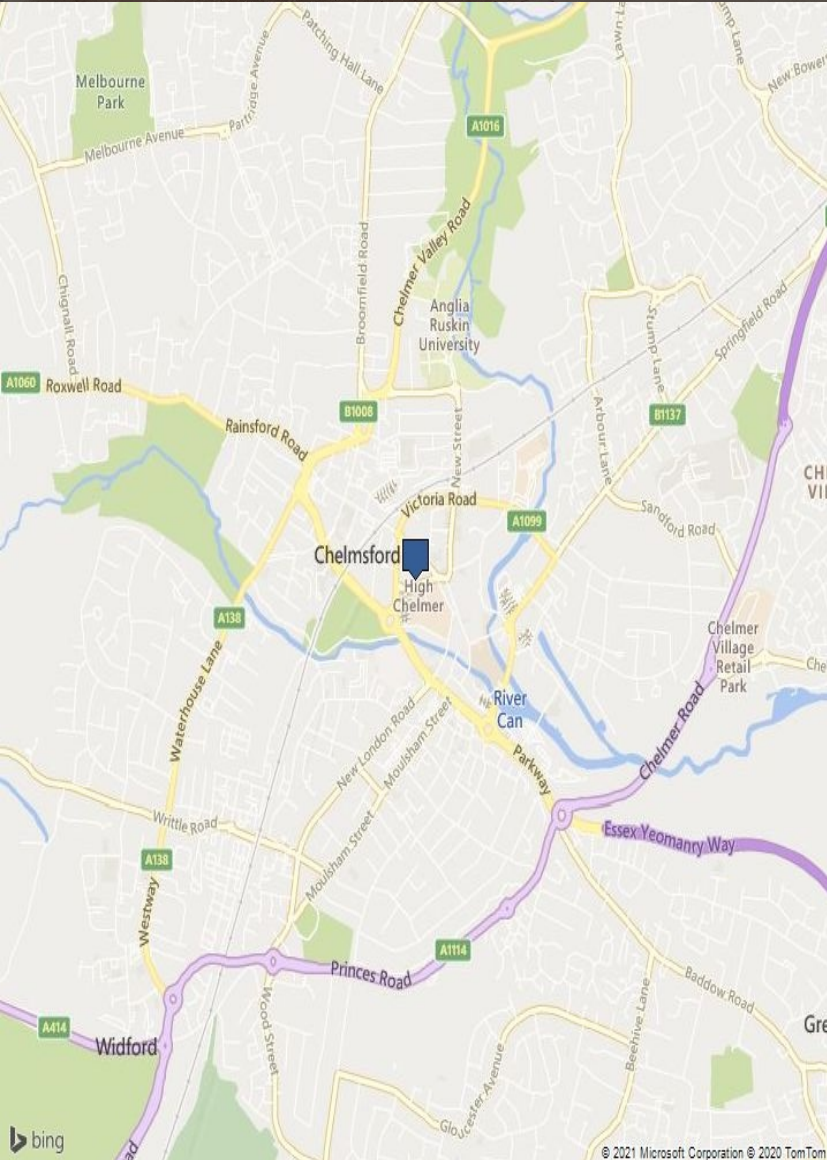
#### LOCATION

The shop is located on Market Road in the centre of the county town of Chelmsford and is situated opposite the popular High Chelmer Shopping Centre. Chelmsford railway station is approximately a five minute walk away and provides regular services to London Liverpool Street (journey time approximately 35 minutes).

#### EPC

EPC report is available upon request.





### TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Further details upon application.

### RENT

£23,500pa

### BUSINESS RATES

Rateable Value : £23,000

Uniform Business Rates Payable

### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)



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