

# SOUTH WOODHAM FERRERS



# TO LET

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

**OFFICE / SHOP**  
**948 SQ. FT. ( 88 SQ.M.)**

-  **PROMINENT LOCATION**
-  **DOUBLE FRONTAGE**
-  **CLOSE TO RAILWAY STATION**
-  **NEARBY OCCUPIERS INCLUDE ASDA, DOMINO'S AND SANTANDER**
-  **Rent only £10,000 per annum**



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND 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 of Chelmsford. The railway station is less than a 20-minute walk.

The shop is situated beneath a residential development and on the main road through to a large Asda superstore, the property comprise 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.



## ACCOMODATION

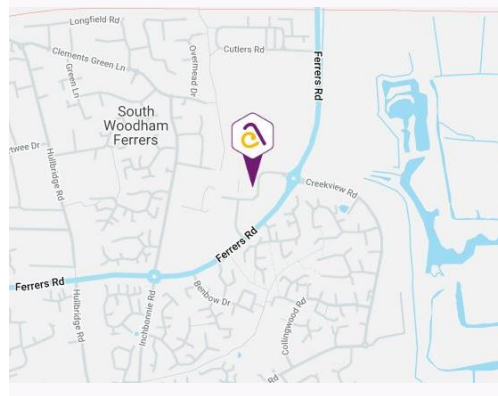
Main shop area 948 sq. ft. (88 sq. m.)

## EPC

Awaiting EPC

## TERMS

The premises is available on a new full repairing and insuring lease for a term to be agreed. Subject to a 5-year minimum term.



## BUSINESS RATES (2022/2023)

Interested parties are advised to confirm the rating liability with Chelmsford City Council on 01245 606805

## LEGAL COSTS

Ingoing tenant is responsible for landlord's legal cost.

## TENURE

Leasehold

## RENT

£10,000 per annum plus VAT if applicable

## VIEWING

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

### Misrepresentation Act 1967

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