

CHELMSFORD



FOR SALE

25-29
Springfield Road
Chelmsford
Essex
CM2 6JE

INVESTMENT/DEVELOPMENT
4,675 SQ. FT. (434 SQ. M.)

-  Investment/Development Opportunity
-  Park To The Rear
-  Potential Income £96,983.37
-  Freehold For Sale
-  Offers In The Region Of £1,595,000



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SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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FOR SALE

Tenant	Demise	Tenure	Term	Rent	From	To	Break	Inside L & T Act
Small Talk Tea Room	Ground Floor	Lease	10 Years	£33,000.00	01/12/2022	06/12/2032	01/12/2027	Inside
Adecco Ltd	First Floor	Lease	4 Years	£20,475.00	29/02/2022	28/02/2026	29/11/2024	Outside
Lucy Cant Dance	Second Floor	Lease	2 Years	£19,000.00	13/03/2024	12/03/2026	N/A	Outside
Vacant	Third Floor	Lease		Potential £19,000.00				
Marstons PLC	Access Via Car Park	Licence	3 Month Rolling	£5,508.37	29/01/2008	N/A	3 Months	Outside
Total				£96,983.37				



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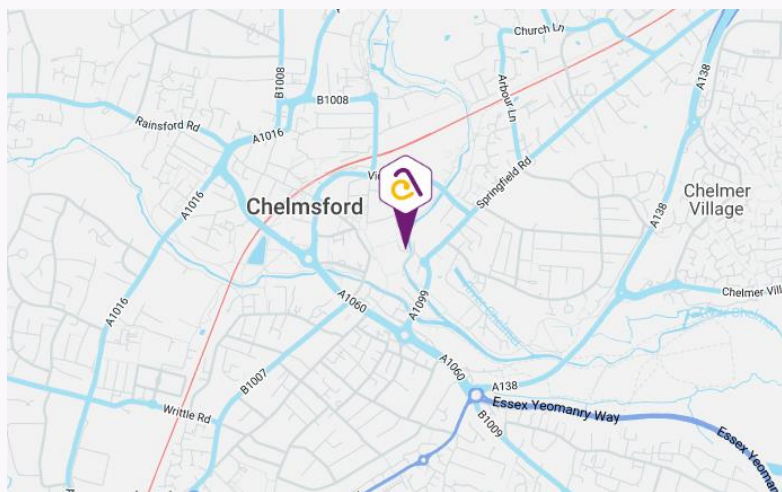
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DESCRIPTION AND LOCATION

Situated in a prime location at the pedestrian end of Springfield Road in Chelmsford town centre, between the High Street and the Bond Street roundabout, with the River Chelmer behind the building.

This mid-terrace mixed-use building spans four floors—ground, first, second, and third—and includes a small rear car park. The ground floor operates as tea rooms. The upper floors consist of three office spaces with separate front access, two fully let on short-term leases one floor currently vacant. Vacant possession of the upper floors will be available in March 2026. There is potential to convert the self-contained offices above into six two-bedroom flats through permitted development, with the possibility of adding additional floors, subject to planning approval.



ACCOMMODATION

Total: 4,675 sq.ft (434 sq.m)

EPC

D82

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000

TENURE

Freehold

PRICE

Offers In The Region Of £1,595,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruikis nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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