

SOUTH WOODHAM FERRERS



TO LET

Unit 2,
Brickfields Road,
South Woodham Ferrers,
Essex CM3 5DD

OFFICE / SHOP
711 SQ. FT. (71 SQ. M.)



PROMINENT LOCATION



SHELL AND CORE



REAR ACCESS



**NEARBY OCCUPIERS INCLUDE
ASDA, DOMINO'S AND
SANTANDER**



Rent only £8,000 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 is available in shell and core with rear access.

ACCOMODATION

Main shop area 771 sq. ft. (71 sq. m.)

TERMS

The property is available upon a new lease subject to terms to be agreed. Subject to a minimum of a 5-year term.

TENURE

Leasehold

RENT

£8,00 per annum plus VAT if applicable

BUSINESS RATES 2023

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

LEGAL COSTS

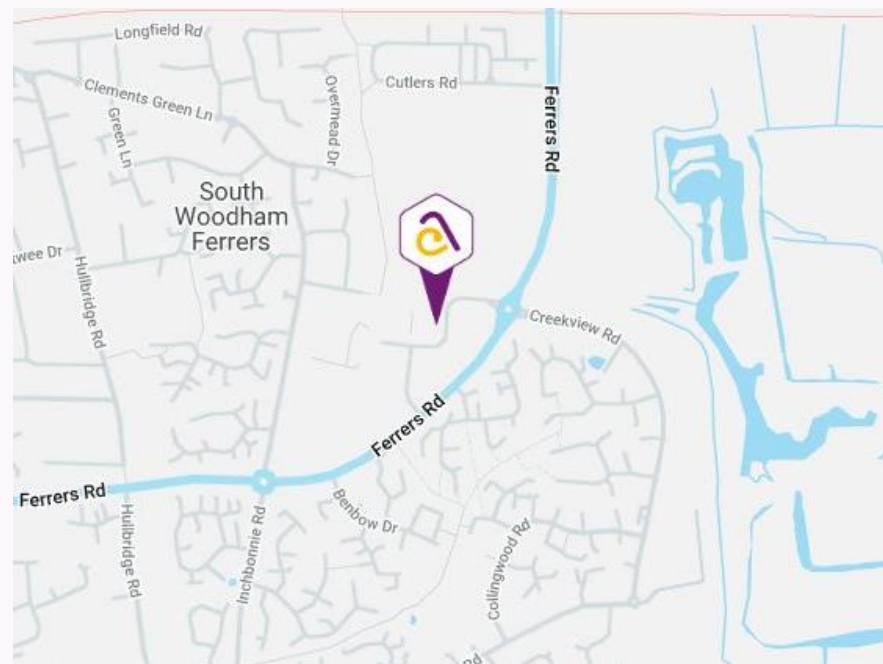
Ingoing tenant is responsible for the landlords reasonable legal costs.

EPC

Awaiting EPC

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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