

# SOUTH WOODHAM FERRERS



## TO LET

Unit 1,  
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

£8,000 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

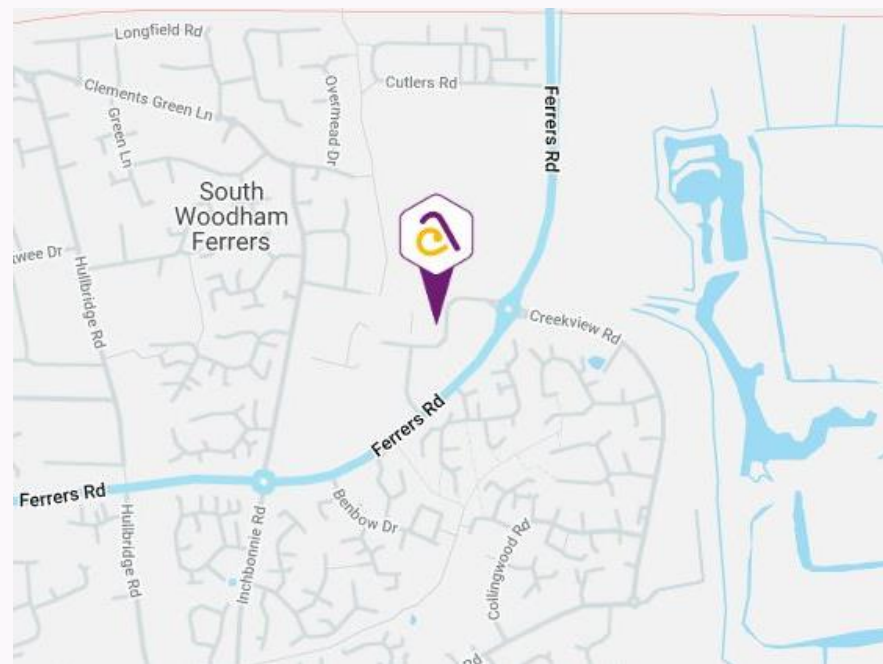
Ingoing tenant is responsible for the landlords reasonable legal costs.

## EPC

Awaiting EPC

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



## Misrepresentation Act 1967

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**Ayers & Cruikis**  
COMMERCIAL

## SOUTHEND OFFICE

- a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ
- t. **01702 343060**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

- a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY
- t. **01245 202555**
- e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)
- w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)