

FOR SALE

Prime City Centre Freehold
Residential Consent Granted (Upper Floors)
Total Building Area 2,860 sq. ft. (266 m²)

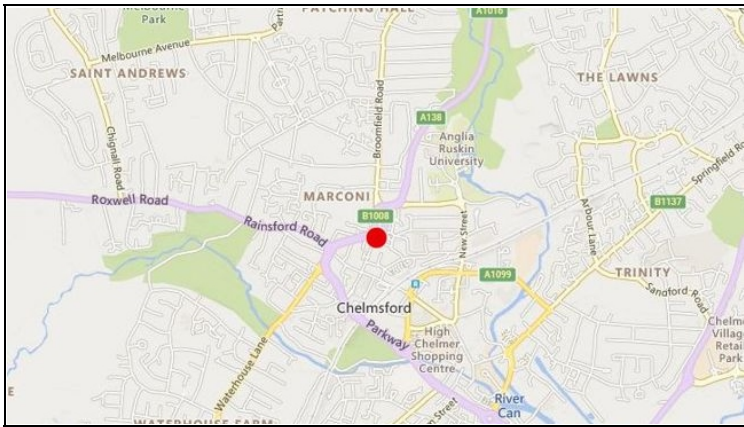
3 TINDAL SQUARE,
Chelmsford, Essex, CM1 1EW



- Prime City Centre location
- High footfall position
- Located near to Bond Street and High Chelmer Shopping Centres

- Residential development consent granted (upper floors)
- Adjoining Shire Hall and Chelmsford Cathedral
- Short walk to Chelmsford train station and bus terminus

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com



LOCATION

3 Tindal Square occupies a prominent City Centre position at the top end of the High Street at its junction with Duke Street in the heart of Chelmsford City Centre.

Chelmsford Station is within a short walk offering services to London Liverpool Street (approximately 35 minutes).

DESCRIPTION

Comprising a four storey terraced building with basement. The ground floor provides predominantly open plan accommodation with rear store and toilet. The upper floors are arranged as a number of individual rooms with kitchenette and further toilet facilities.

ACCOMMODATION

Ground Floor	1,022 sq. ft. (95 m ²)
First Floor	855 sq. ft. (79 m ²)
Second Floor	507 sq. ft. (47 m ²)
Third Floor	476 sq. ft. (44 m ²)
Total	2,860 sq. ft. (266 m²)
Basement Area	532 sq. ft. (49 m ²)

The above floor areas are approximate and have been measured on a gross internal basis. They are subject to verification on site.

TENURE

Freehold, offered with vacant possession.

PLANNING

Consent was granted in May 2014 for conversion of the upper floors to comprise five self-contained one bedroom apartments. Application Number 14/00553/FUL. A discharge of Condition 5 within the above application was approved in June 2015 with works undertaken to the fenestration. Application Number 14/00553/AOD/1. Further details available upon application.

PRICE

Offers are invited in Excess of £800,000.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are to note there are a number of individual entries as follows:

Ground, Basement and Third Floor - Rateable Value of £35,000.

First Floor Front Suite - Rateable Value of £4,400.

First Floor Rear Suite - Rateable Value of £2,850.

Second Floor Suite - Rateable Value of £4,500.

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the Rates Payable.

EPC

The building has a Rating of E-109.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: chris.cornhill@kemsley.com

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Ref: AC2746/CC 02/23



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.