

FOR SALE / TO LET

Prominent Shop Premises

City Centre Location

1,144 sq. ft. (106 m²)

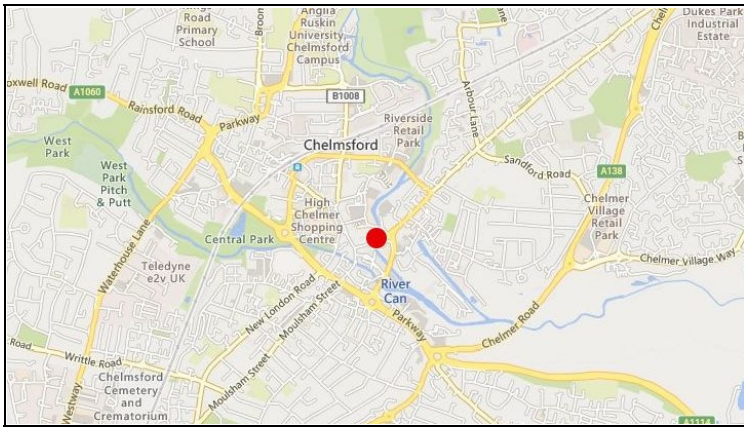
39 Springfield Road, Chelmsford, Essex, CM2 6JE



- Prominent city centre corner position
- Located opposite Pure Gym, Cosy Club & TGI Fridays
- Located between both Bond Street & The Meadows shopping centres
- Excellent retail frontage

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The premises occupies a prominent position forming part of the pedestrianised section of Springfield Road a short distance between its junction with the High Street and Bond Street.

Located directly opposite Pure Gym along with Cosy Club and TGI Fridays, the premises is located between both Bond Street and The Meadows shopping centres and adjoining Grays Yard Brewery. Other occupiers include Nandos, Zizis and Wing Stop.

DESCRIPTION

Prominent shop premises with the potential to enhance the return frontage onto Springfield Road.

The shop is arranged as predominantly open plan accommodation with partitioned small kitchen and store area to the rear, together with toilet.

Loading and unloading is approached to the rear and access is via Bond Street.

There is a single car parking space.

ACCOMMODATION

Total **1,144 sq. ft. (106 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available upon full repairing and insuring terms on a new lease for a term to be agreed. Alternatively our clients would consider a sale of their long leasehold interest.

PRICE / RENT

Long leasehold price upon application. / £30,000 per annum exclusive.

VAT

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

BUSINESS RATES

The shop and premises has a Rateable Value of £30,000. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The shop has a Rating of D - 94.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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Ref: AC2850/06.24/CC



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