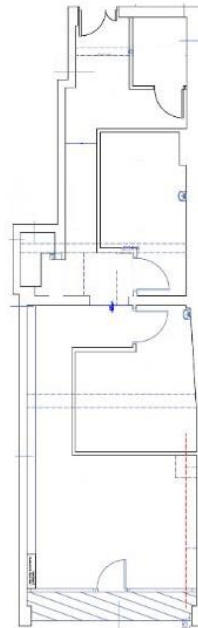


FOR SALE

Chelmsford close to City Centre

Fully let Investment property- business not affected

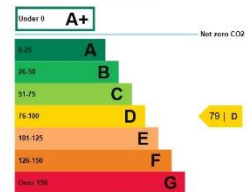


EXISTING GROUND FLOOR LAYOUT

198 Moulsham Street Chelmsford CM2 0LG	Energy rating D
Valid until 17 November 2031	Certificate number 5982-7506-5724-9643-5966
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	66 square metres

Energy efficiency rating for this property

This property's current energy rating is D



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

198 Moulsham Street Chelmsford CM2 0LG

DESCRIPTION:

198 Moulsham Street is an attractive 3 storey building. The ground floor comprises of a commercial unit which is let to Amplifon Hearing Specialists – EPC rating D79. The upper floors have been converted into 3 flats which have been sold on long leaseholds (approximately 118 years remaining). Full information on ground rents and lease details to Amplifon are available on request.

PRICE:

Available for sale at £275,000 plus VAT subject to contract.

LOCATION:

The property is in the popular secondary location of Moulsham Street located close to its junction with Parkway. The City Centre and railway station are a few minutes' walk from this location which is also well served by bus routes.

PARKING:

Each of the flats has an allocated parking space at the rear of the property. No parking for the commercial unit.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

Strictly by appointment call 01245 350160 or email jim@robertdewar.co.uk

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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