

FOR SALE
£475,000 STC
INVESTMENT

TYRELL LODG

HADLEIGH
GLASS

Showroom
Now
OPEN

| ALUMINIUM SHOWROOM |
BI FOLDS | PATIOS | WINDOWS

Showroom
Now
OPEN

| CONSERVATORIES |

Showroom
Now
OPEN

HADLEIGH
GLASS

CONSERVATORIES

PATIO DOORS

100 SPRINGFIELD ROAD
CHELMSFORD, ESSEX CM2 6JZ

NP NICHOLAS
PERCIVAL
COMMERCIAL

COMMERCIAL LONG LEASEHOLD INVESTMENT

GROUND FLOOR A1 RETAIL SHOWROOM PREMISES WITH FORECOURT PARKING AND REAR STORAGE.

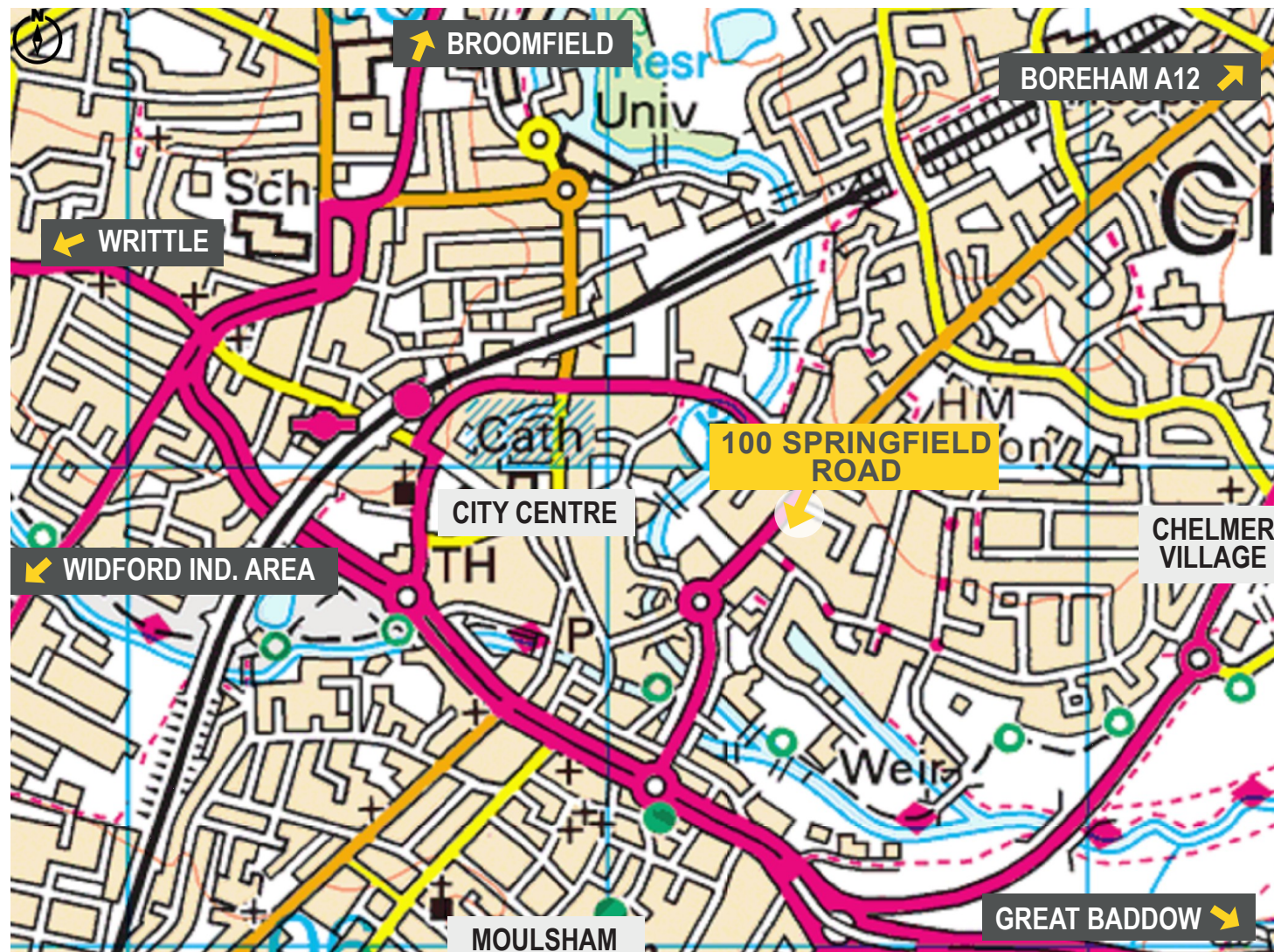
- Let to Hadleigh Glass Limited, producing £30,000 per annum exclusive.
- 2,150 sq. ft. out-of-town ground floor retail showroom premises.
- Prominent road frontage on to the busy Springfield Road.

LOCATION & SITUATION

Chelmsford City is located in the centre of Essex approximately 30 miles north-east of the centre of London and 30 miles south of Colchester. The city is an affluent area, home to a variety of multi-national businesses due to its close proximity to the Capital with journey times of approximately 30 minutes to London Liverpool Street.

The property is situated to the north-east of the City Centre on the easternside of the busy Springfield Road, adjacent to Majestic Wine. Nearby occupiers include Tesco Supermarket, Iceland, Halfords Auto Centres & Tyre Savers UK.

Although located on the outskirts of the City Centre, the property is within walking distance of Chelmsford's premium shopping area, Bond Street, the High Street and The Meadows Shopping Centre.



DESCRIPTION

The premises comprises an out-of-town, modern retail shop/showroom on the ground floor of Tyrell Lodge. The property benefits from excellent road frontage and the right to use the off road parking located immediately to the front of the premises (edged blue).

The unit extends to approximately 2,150 sq. ft. on the ground floor. The shop has two fully glazed double entrance doors to the front elevation as well as further large glazed window.

Internally the shop is predominantly open-plan with a WC, kitchenette and office area to the rear.

Overall Frontage	24.38m	(80 ft.)
Glazed Display Frontage	14.64m	(48 ft.)
Return Frontage	2.25m	(11 ft.)

Net Internal Area	199.74m ²	(2,150 sq. ft.)
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ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of B40. A copy of the certificate can be found on the GOV.UK non-domestic energy performance certificate register.

RATEABLE VALUE | BUSINESS RATES

(100 Springfield Road, Chelmsford CM2 6JE)

The property is assessed for business rates as follows:

2017 List	£31,000	
2023 List	£30,000	(effective Apr 2023)



COMMERCIAL LEASE

The property is occupied by Hadleigh Glass Limited on a new effective Full Repairing and Insuring lease for a term of 8 years commencing 1st May 2021 (6+ years unexpired) at a passing rent of £30,000 per annum exclusive plus VAT.

The lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954 and there is a provision for a rent review, upwards only to market rent, on the fourth anniversary of the term (2025).

The Tenant has the option to break the lease on the third and sixth anniversaries of the term, 2024 and 2027.

Further information and a copy of the Lease can be made available to interested parties.

TENURE

Long leasehold - 999 years from 2008.

GUIDE PRICE

We are instructed to seek offers of £475,000 for the freehold, subject to contract and the commercial lease to Hadleigh Glass Limited (Company No. 03945118).

The purchase price of £475,000 reflects a gross initial yield of 6.31%.

LEGAL COSTS

Each party is to bear their own legal costs in connection with this transaction.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

Tom Noble MRICS
T: 01206 563 222
E: tnoble@nicholaspercival.co.uk

REF: C5352

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PERCIVAL
COMMERCIAL

All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.