

### Retail



### Location

South Woodham Ferrers is an expanding commuter town of Essex and has an urban area population of 16,453 people. The town is located 9 miles south east of Chelmsford and 35 miles east of London. It is accessed via the A132 which connects to the dualled A130 leading onto arterial roads providing access to the M25 and the national motorway network. The shop occupies a prime location on Elisabeth Square adjacent to the town's main car park and the Asda Superstore. Occupiers in the vicinity include, **Costa, McDonalds, Subway** and a number of independent retailers.

### Description

The property is arranged over ground, first and second floor. The ground floor provides an open plan banking hall with partitioned offices and the second floor provides semi open plan office space, a staff room and male and female WC's. The second floor is semi open plan with additional office space.

### Accommodation

The property has the following approximate net internal floor areas:

Ground floor 1,529 sq ft (142.0 sq m)  
 First floor 1,423 sq ft (132.2 sq m)  
 Second Floor 1,314 sq ft (122.1 sq m)  
**Total 4,266 (396.3 sq m)**

The property can be sub divided to provide separate first and second floor office accommodation. Further details on request.

### Rent

£30,000 per annum exclusive.

### Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£41,750**. The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Planning & Uses

We understand the current use falls within use class E and therefore could suit other uses within the same use class.

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (66). A full copy of the certificate is available upon request.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. There is an annual service charge, further details are available on request.

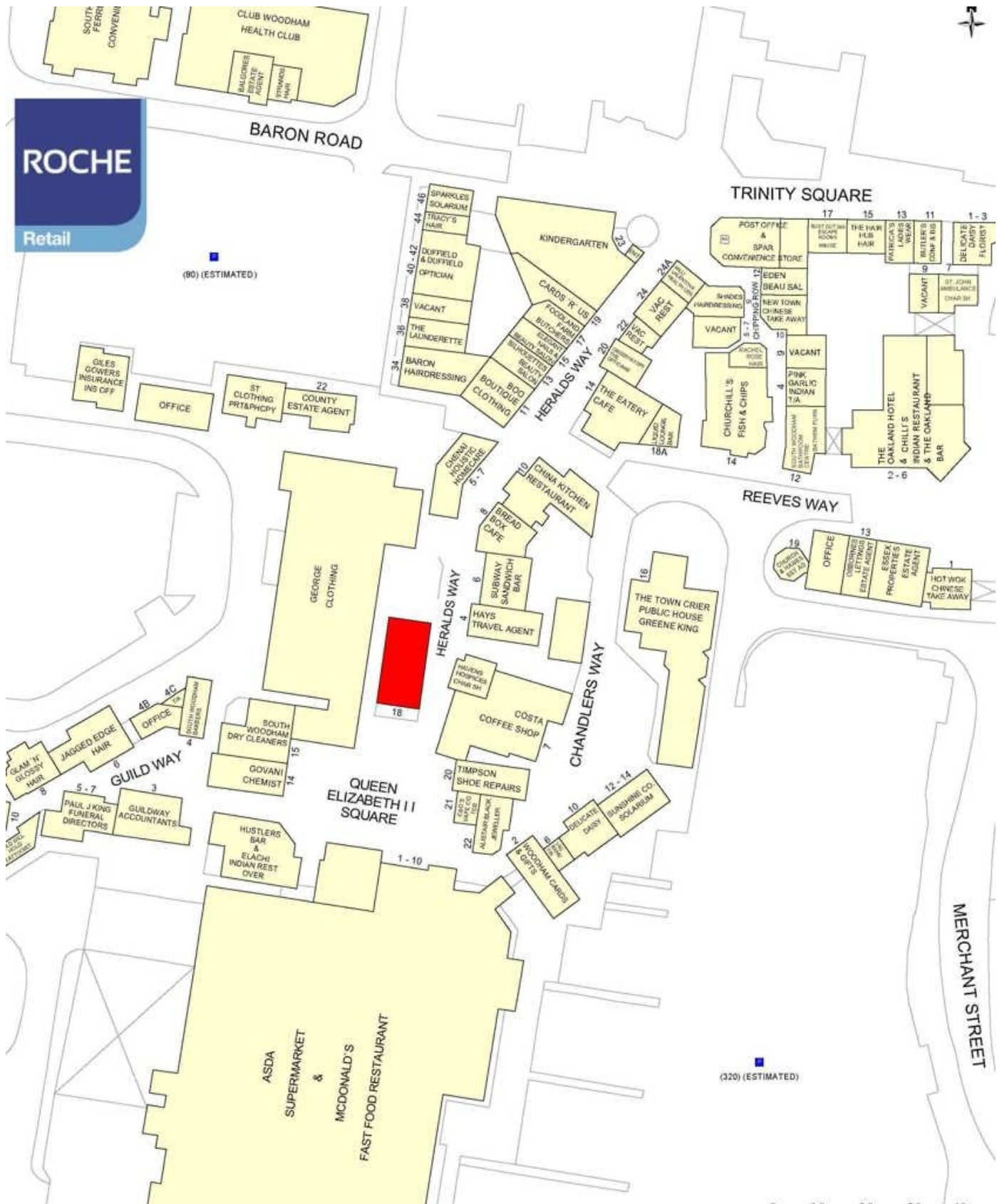
### Viewings & Further Information

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SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



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