

# TO LET

£45,000 PER ANNUM

# elwell taylor



71 DUKE STREET  
CHELMSFORD  
CM1 1JP

GROUND FLOOR SHOP FRONT

- 3,455 SQ FT (320.97 SQ M)
- OFFICES OVER GROUND, FIRST & SECOND FLOORS
- POPULAR PROFESSIONAL SERVICES LOCATION
- SPACE TO PARK 4 CARS

## LOCATION

The property is prominently situated in Duke Street, a popular location for estate agents and professional services within Chelmsford City Centre. The property is close to Chelmsford High Street, with its range of retail and leisure facilities, and within a two minute walk of Chelmsford mainline railway station, offering direct trains to London Liverpool Street within 35 minutes.

## DESCRIPTION

The property comprises a substantial office premises with ground floor retail/office with glazed shopfront, and further offices arranged over ground, first and second floors.

There is a basement store room and parking for 4 cars to the side of the property.

## ACCOMMODATION

The Property Consists of:

Retail Office	487 Sq Ft	45.24 Sq M
Ground Floor Offices	672 Sq Ft	62.43 Sq M
Strong Room	45 Sq Ft	4.18 Sq M
First Floor Offices	1,003 Sq Ft	93.18 Sq M
First Floor Stores	353 Sq Ft	32.79 Sq M
Second Floor Offices	750 Sq Ft	69.68 Sq M
Basement Store Room	145 Sq Ft	13.47 Sq M
<b>Total</b>	<b>3,455 Sq Ft</b>	<b>320.97 Sq M</b>

## CAR PARKING

4 spaces

## RENT

£45,000 Per Annum

## VAT

VAT is not currently payable on the rent payable.

## BUSINESS RATES

Rateable Value: £43,750

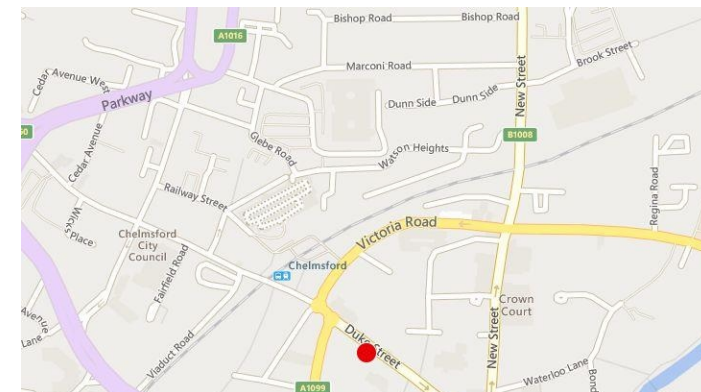
2020/21 Rate in the £: 49.9p

Business Rates Payable: £21,831.25 per annum

Small Business Rates Relief may apply and would result in nil rates payable, please speak to Chelmsford City Council for further information.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.



# 71 Duke Street



This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.