

TO LET
ON APPLICATION

elwell taylor



199-200, MOULSHAM STREET
CHELMSFORD
CM2 0LG

GROUND FLOOR SHOP WITH
FIRST FLOOR OFFICES

- 3,336 SQ FT (309.91 SQ M)
- 5 PARKING SPACES
- BUSY SECONDARY LOCATION IN CHELMSFORD
- CITY CENTRE

LOCATION

The property is located in Moulsham Street, a busy secondary retail location within Chelmsford city centre, adjacent to the sought after Old Moulsham residential area.

Other businesses in the vicinity include Tesco Express, Boots Pharmacy, and a wide range of independent retailers, restaurants, bars and cafes.

DESCRIPTION

The property comprises a ground floor retail unit, first floor offices and rear parking.

ACCOMMODATION

The property comprises of:

Ground Floor Retail	2,075 Sq Ft	192.77 Sq M
Strong Room	159 Sq Ft	14.77 Sq M
First Floor Offices	1,102 Sq Ft	102.38 Sq M
Total	3,336 Sq Ft	309.91 Sq M

CAR PARKING

5 spaces

TERMS

The property is available to let on the basis of a lease term to be negotiated.

RENT

On Application

BUSINESS RATES

Rateable Value: £47,250

2020/21 Rate in the £: 49.9p

Therefore current Rates payable: £23,577.75 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

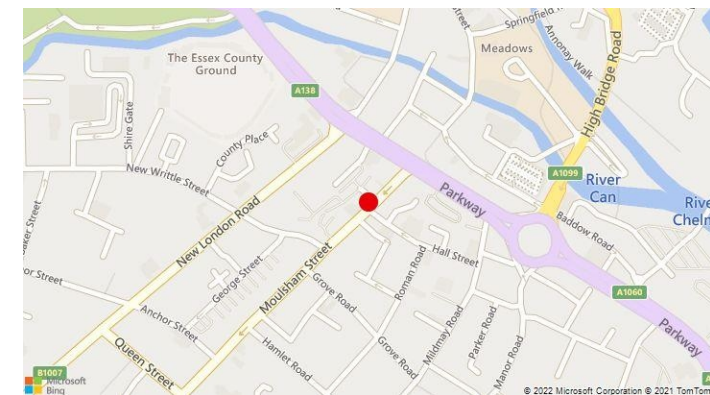
Each party to be responsible for their own legal costs incurred.

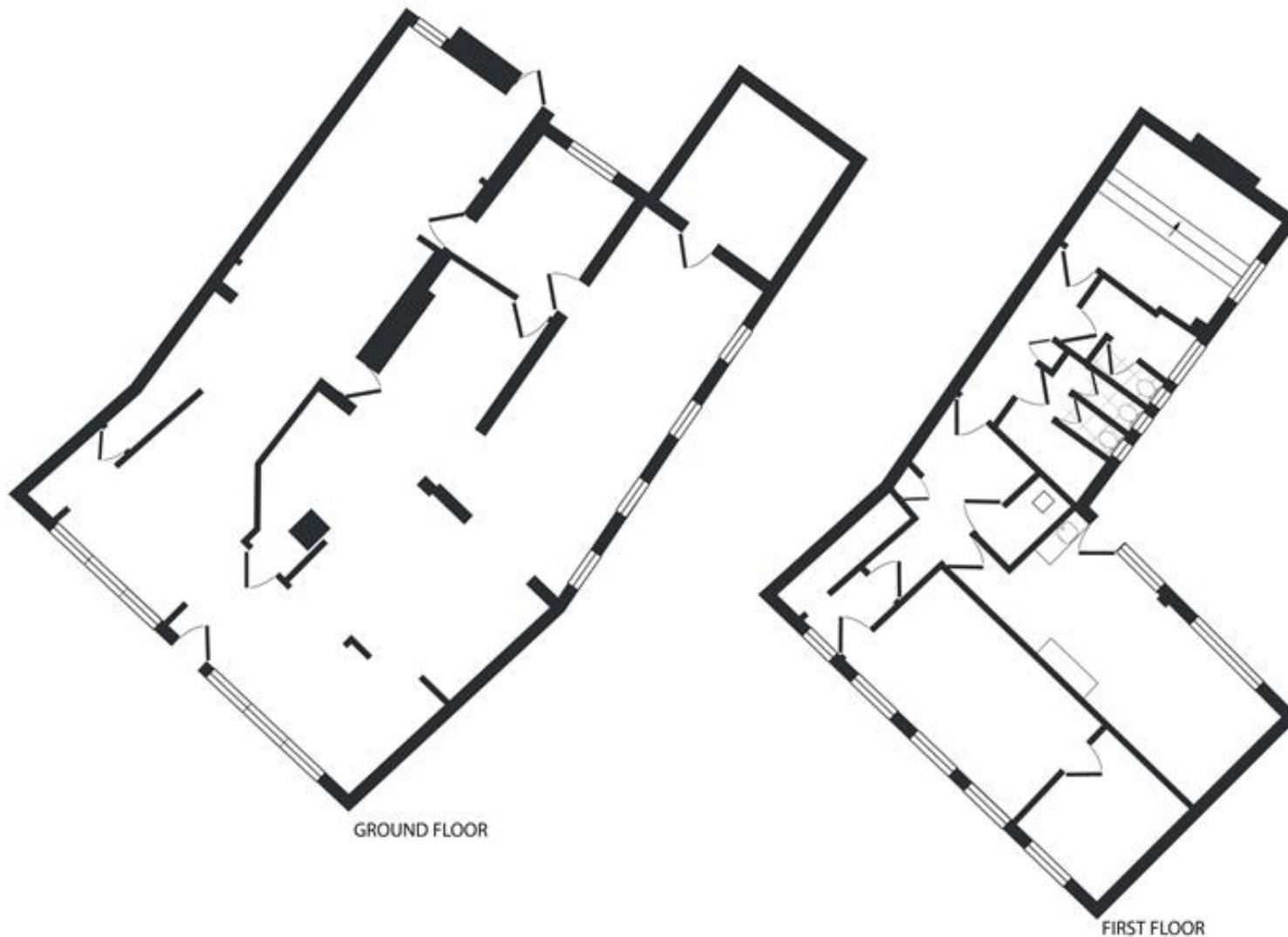
EPC

Category C - 71

VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)





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.