

# FOR SALE

GUIDE PRICE £189,995

# elwell taylor



90A BROOMFIELD ROAD  
CHELMSFORD  
CM1 1SS

FOR SALE

- RARE SUB 500 SQ FT FREEHOLD OPPORTUNITY
- SELF CONTAINED GROUND FLOOR SUITE
- EXCELLENT NATURAL LIGHT
- 1 CAR PARKING SPACE
- CLOSE TO RAIL STATION AND TOWN CENTRE
- FREEHOLD SUBJECT TO 2 LEASEHOLDS OF UPPER PARTS

## LOCATION

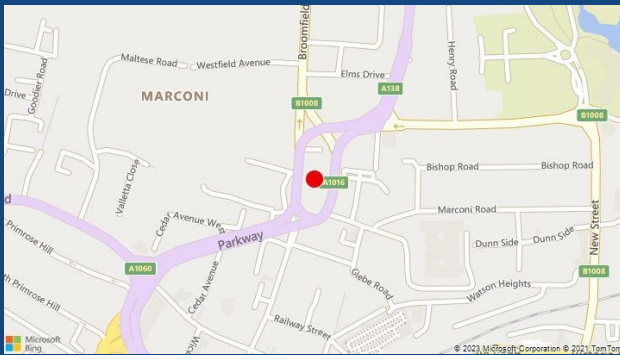
The property is located on Broomfield Road on the "Broomfield Island", directly opposite King Edward VI Grammar School. The property is accessed by road of the A1016. The property is approximately 0.5km to the North-West of Chelmsford Railway Station and City Centre, with these being approximately 15 minutes walk away.

## DESCRIPTION

Elwell Taylor are delighted to be able to offer the freehold interest of a prominent, ground floor office situated on Broomfield Road.

The office has been finished to a modern standard, and comprises a main working area with a glass-partitioned private office/meeting room, a separate glass-partitioned meeting room, a kitchenette by the entrance, and 2 fully accessible WC's. The space is carpeted throughout, with plentiful data/power points provided via floorboxes. The office benefits from excellent natural light and comes with one demised car parking space.

The freehold also includes the freehold interest in the first and second floor flats, which are subject to 100 year Leases each beginning in May 2019.



## ACCOMMODATION

Net Internal Area: 459 sq ft.

## TERMS

For sale is the freehold interest of the above. The freehold is subject to the two long leaseholds on the first and second floor flats, which are to be sold on the basis of 100 year leases which began on 28th May 2019. Each long leasehold has a ground rent of £1 per annum.

The freehold is available at a guide price of £189,995.

## PRICE

Guide Price £189,995

## VAT

We understand the property is not elected for VAT

## BUSINESS RATES

RV: £6,700 2023/24

Rate in the £: 49.9p

Rates Payable: £3,343.30 per annum

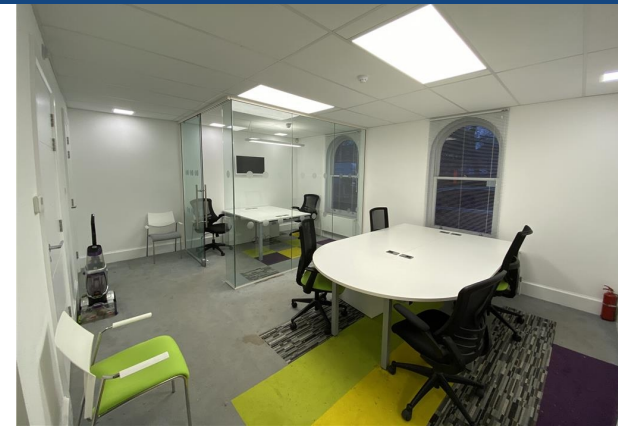
Small Business Rate Relief may apply and would result in nil rates payable.

## LEGAL COSTS

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

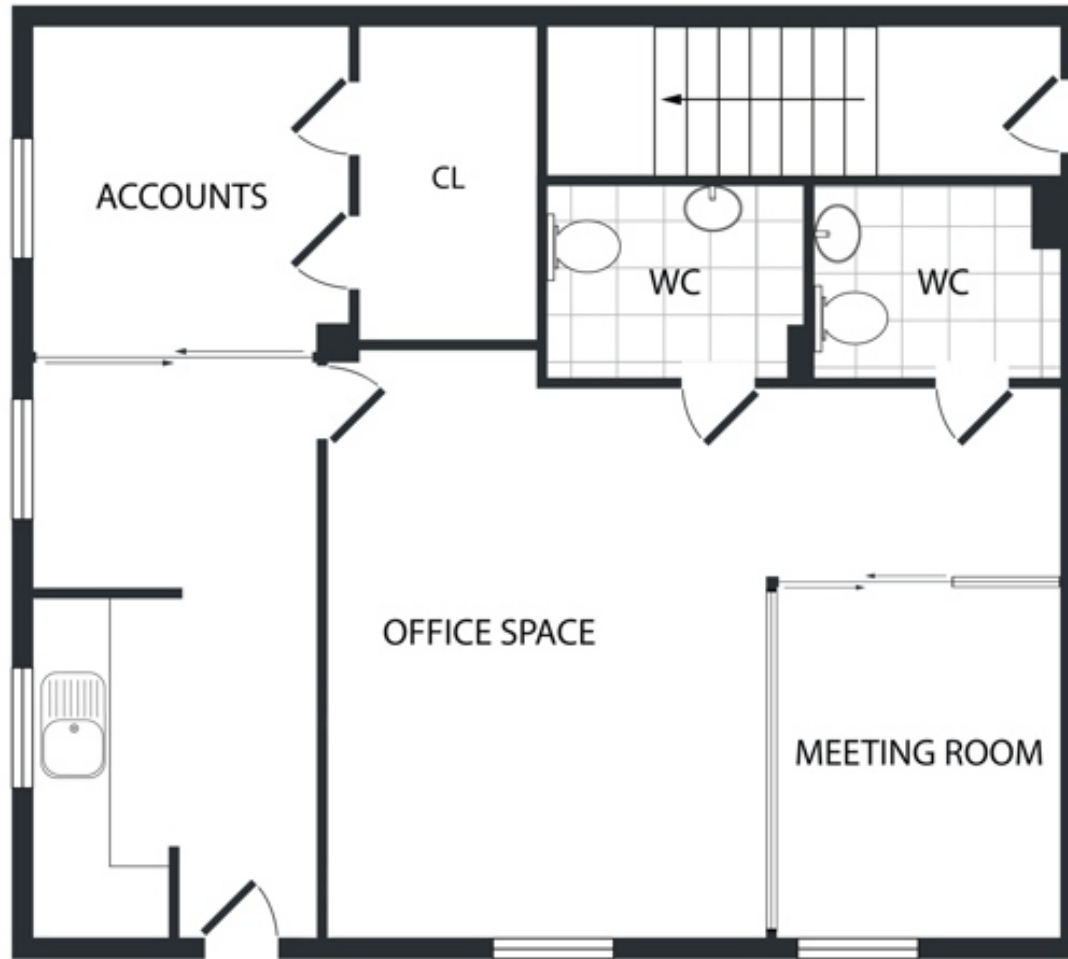
## VIEWINGS

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



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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.