

FOR SALE

GUIDE PRICE £850,000

elwell taylor



THE CITADEL BUILDING 34B-34F
MOULSHAM STREET
CHELMSFORD
CM2 0HX

FREEHOLD INVESTMENT FOR
SALE

- 2 RETAIL UNITS AND 3 FIRST FLOOR FLATS
- CURRENTLY PRODUCING £64,860 PER ANNUM
- PROMINANT SECONDARY LOCATION
- CLOSE TO CHELMSFORD HIGH STREET
- CORNER POSITION

LOCATION

The property is prominently located in Moulsham Street, a popular mixed-use location within Chelmsford city centre,

Moulsham Street is close to the desirable Old Moulsham residential area, and is home to a wide range of secondary retail, leisure and business uses.

Chelmsford High Street is within easy walking distance, and Chelmsford mainline railway station is a 10 minute walk away, providing direct access to London Liverpool Street within 35 minutes.

DESCRIPTION

The property comprises 2 ground floor retail units and 3 first floor flats, to be sold with the benefit of the existing leases, currently producing an income of £64,860 per annum.

2 of the flats are accessed from the front via a shared access to first floor, with access to a small external terrace from the first floor.

Flat 34d benefits from a private access via steel staircase to the rear.

The 2 retail units share a small front entrance, and both benefit from rear access.



ACCOMMODATION

Flat 34b - 1 bedroom first floor flat
Flat 34c - 1 bedroom first floor flat
Flat 34d - 2 bedroom first floor flat

Shop 34e - 821 sq ft (76 sq m)
Shop 34f - 1,349 sq ft (125 sq m)

TERMS

For sale is the Freehold interest, to be sold subject to the following leases: -

Flat 34b - Let on an AST at a rent of £780 pcm
Flat 34c - Let on an AST at a rent of £850 pcm
Flat 34d - Let on a short term tenancy at £975 pcm

Shop 34e - Let to tanning beauty salon until November 2026, at a rent of £16,200 per annum

Shop 34f - Let to a cafe until October 2024, at a rent of £17,400 per annum

Further details available upon request.

PRICE

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VAT

We understand that the property is not presently elected for VAT.

BUSINESS RATES

Flat 34b - Council Tax Band B
Flat 34c - Council Tax Band B
Flat 34d - Council Tax Band C

Shop 34e - Rateable Value: £15,250

Shop 34f - Rateable Value: £14,500

LEGAL COSTS

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

EPC

Flat 34b - E47

Flat 34c - E45

Flat 34d - TBC

Shop 34e - E107

Shop 34f - D87

VIEWINGS

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

