

TO LET

£25,000 PER ANNUM

elwell taylor



27 VIADUCT ROAD
CHELMSFORD
CM1 1TS

TO LET

- RETAIL PREMISES IN DESIRABLE CITY CENTRE PITCH
- RECENTLY REFURBISHED
- AIR CONDITIONED
- SITUATED IN MIX OF INDEPENDENT RETAILERS/FOOD AND BEVERAGE OPERATORS
- 2 UNITS REMAINING

LOCATION

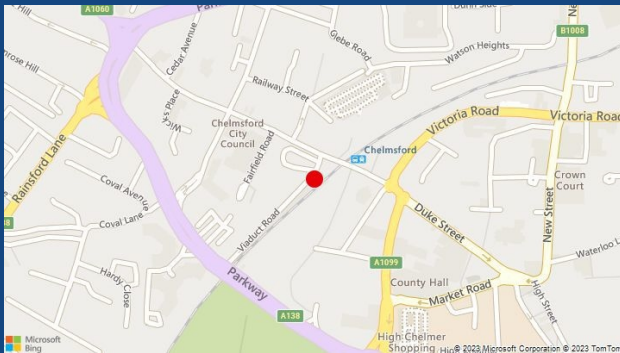
Viaduct Road is located immediately adjacent to Chelmsford mainline railway station, linking Duke Street and Parkway. Chelmsford city centre is a few minutes walk away. The Arches in Viaduct Road is a sought after retail location, and contain a variety of independent retail and catering uses including The Ale House, Hotbox Live Events, and Intense Records. Chelmsford is a City in Essex, located approximately 30 miles to the north-east of London, and 22 miles to the south-west of Colchester.

DESCRIPTION

Available to let are 3 self-contained commercial units, which have been recently refurbished including the installation of new WCs, air conditioning, and LED lighting. The units are open plan, with a glazed shopfront. Allocated parking is available via separate negotiation.

Two of the three units benefit from rear access opening up to the footpath leading from Duke Street to Central Park.

Please see attached brochure for full details.



ACCOMMODATION

Arch 22: 898 sq ft (83.4 sq m) UNDER OFFER

Arch 23: 898 sq ft (83.4 sq m) UNDER OFFER

Arch 27: 898 sq ft (83.4 sq m)

TERMS

The property is available by way of a new 6 year fully repairing and insuring lease by way of a service charge, at an annual rent of £25,000, exclusive of all other outgoings.

Please note that all Leases at The Arches are granted outside the protection of the Landlord and Tenant 1954 Act, and in addition to this, Network Rail as the superior landlord reserves the right to terminate the Lease if there are operational reasons to do so. (Our understanding is that Network Rail have never exercised this option at The Arches).

RENT

£25,000 Per Annum

VAT

VAT is payable on the rent.

BUSINESS RATES

RV: £22,250 2023/24

Rate in the £: 49.9p

Rates Payable: £11,102.75 per annum

LEGAL COSTS

The Tenant will be required to pay £595 + VAT towards the Landlord's costs for the grant of the tenancy.

There is a further charge of £350 plus VAT for licence to alter (if required). This contribution will be payable whether or not the transaction completes.

EPC

Full details upon request.



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