

# TO LET

£14,000 PER ANNUM

# elwell taylor



167 MOULSHAM STREET  
CHELMSFORD  
CM2 OLD

RETAIL UNIT TO LET

- 440 SQ FT (41 SQ M)
- NEWLY REFURBISHED
- AIR CONDITIONING
- FIRST FLOOR OFFICE / STORE
- SMALL COURTYARD GARDEN

## LOCATION

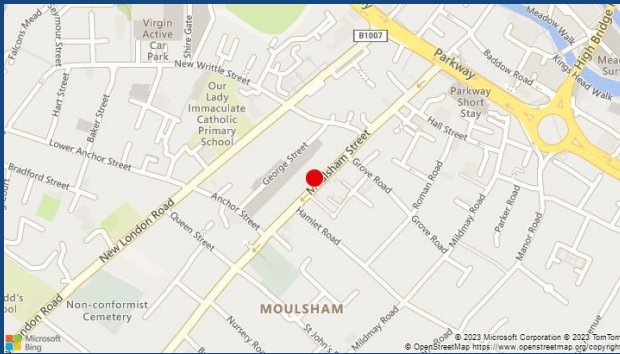
Moulsham Street is a popular secondary retail location, close to Chelmsford High Street, and walking distance from Chelmsford mainline railway station.

Moulsham Street is home to a wide range of commercial uses, including boutique retailers, financial & professional services, pubs and restaurants.

## DESCRIPTION

167 Moulsham Street comprises of a ground floor retail unit, with further sales/ office/store on the first floor.

The property is newly refurbished including redecoration throughout, new air-conditioning, new flooring, LED lighting and WC. There is a small courtyard garden to the rear.



## ACCOMMODATION

440 SQ FT (41 SQ M)

## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£14,000 Per Annum

## VAT

The property is not currently elected for VAT.

## BUSINESS RATES

RV: £8,900

2023/24 Rate in the £: 49.9p

Rates Payable: £4,441 per annum

Small Business Rate Relief may apply and would result in nil rates payable. Speak to Chelmsford City Council for more information.

## LEGAL COSTS

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

## EPC

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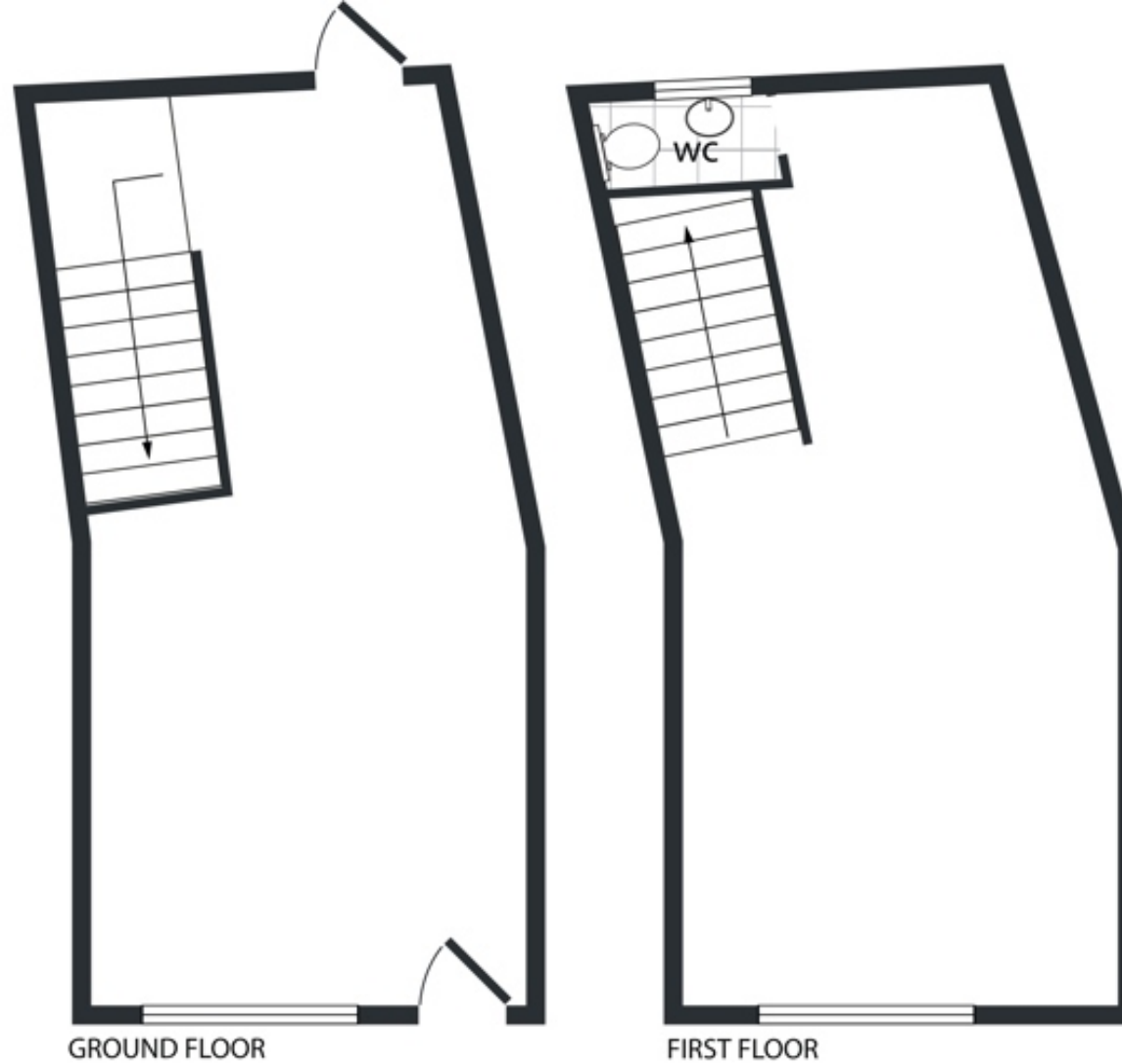
## VIEWINGS

Strictly by prior appointment with 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.