

FOR SALE

GUIDE PRICE £1,600,000

elwell taylor



5-15 ROBJOHNS ROAD
CHELMSFORD
CM1 3AG

MIXED USE INVESTMENT /
DEVELOPMENT OPPORTUNITY

- 5 UNITS, AVAILABLE SEPARATELY OR AS A WHOLE
- 868 - 7,835 SQ FT (81 SQ M - 728 SQ M)
- CURRENTLY PRODUCING £94,000 PA
- LEASES EXPIRING DECEMBER 2025
- POPULAR ESTATE LOCATION

LOCATION

The property is located along Robjohns Road, close to the junction with Writtle Road, on the popular Widford Industrial Estate in Chelmsford.

Widford Industrial Estate benefits from good proximity to Chelmsford city centre, the A12 and M25 (via the A414).

Other occupiers on the estate include Big Yellow, Halfords and Topps Tiles.

DESCRIPTION

5-15 Robjohns Road is a mixed use investment / development opportunity, comprising of 5 separately let properties on a single site, available for sale freehold, either individually or as a whole.

5-7 Robjohns Road is a detached, 2-storey residential property, let at a passing rent of £15,000 per annum.

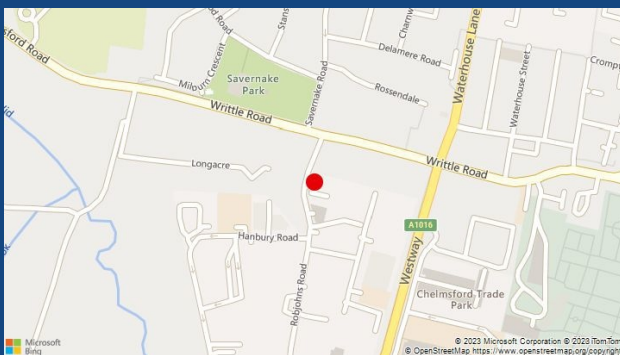
9 Robjohns Road is a single storey industrial unit, let at a passing rent of £13,000 per annum, within the Landlord & Tenant Act 1954.

11 Robjohns Road is a single storey industrial unit, let at a passing rent of £22,000 per annum, outside of the Landlord & Tenant Act 1954.

13 and 15 Robjohns Road are single storey industrial units, let to the same tenant at a passing rent of £22,000 per annum each, outside of the Landlord & Tenant Act 1954.

All leases expire 24/12/2025.

Full tenancy details are available upon request.



ACCOMMODATION

5-7 Robjohns Road - 868 sq ft (81 sq m)

9 Robjohns Road - 1,611 sq ft (150 sq m)

11 Robjohns Road - 1,799 sq ft (167 sq m)

13 Robjohns Road - 1,771 sq ft (165 sq m)

15 Robjohns Road - 1,786 sq ft (166 sq m)

TERMS

The freehold interest of 5-15 Robjohns Road is available as a whole.

Alternatively, the seller will give consideration to selling the properties individually or as lots, as follows: -

5-7 Robjohns Road - £395,000

9 Robjohns Road - £320,000

11 Robjohns Road - £295,000

13 Robjohns Road - £295,000

15 Robjohns Road - £295,000

The seller has had a scheme designed for the redevelopment for the site (STPP), that includes the replacement of No. 9 with a 3 storey building, incorporating ground floor commercial, and 4 flats above. Full details upon request.

PRICE

Guide Price £1,600,000

VAT

The sale of the commercial properties is potentially subject to VAT.

EPC

5-7 Robjohns Road: E-122

9 Robjohns Road: C-57

11 Robjohns Road: E-124

13 Robjohns Road: E-103

15 Robjohns Road: C-71



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