

# TO LET

£13,200 PER ANNUM

# elwell taylor



17 HERALDS WAY  
CHELMSFORD  
CM3 5TQ

TO LET

- GROUND FLOOR SHOP
- POPULAR RETAIL LOCATION
- REAR LOADING COURTYARD

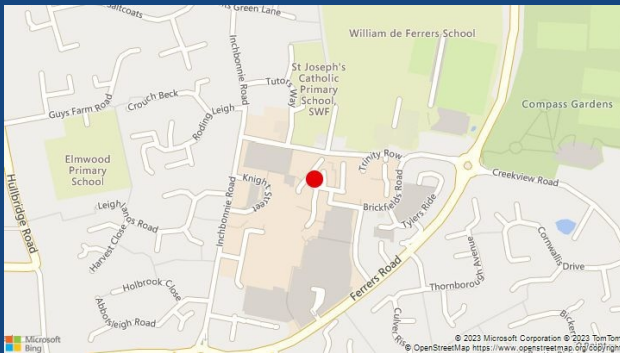
## LOCATION

The subject property is situated on Heralds Way in South Woodham Ferrers, which is a town approximately 10 miles to the south-east of Chelmsford, accessible easily via the A130. The parade is close to the popular commuter station which is located a short walk away from the property. The parade is adjacent to the large nearby Co-op and Asda stores with the surrounding units made up of established independent retailers including barbers, opticians, and beauty studios. The shop benefits from a large customer car park to the rear of the property.

## DESCRIPTION

The property comprises a self-contained, ground floor retail unit on the Heralds Way parade in South Woodham Ferrers. To the front of the unit is a fully glazed frontage, which provides access into an open plan retail area benefitting from a suspended ceiling with inset reflective lighting, and a tiled floor. There are some remedial works to be undertaken where part of the suspended ceiling has been removed by the outgoing tenant, but a rent free period will be available subject to other terms being acceptable.

To the rear of the retail area is an ancillary area, with staff WC, storeroom, and access to a rear loading courtyard which serves a number of shops on the parade.



## ACCOMMODATION

Retail Space: 459 sq ft (42.6 sq m)  
Ancillary Space: 150 sq ft (13.9 sq m)  
TOTAL: 609 sq ft (46.5 sq m)

## TERMS

The property is available by way of a new fully repairing and insuring Lease, for a term to be agreed, at a rent of £13,200 per annum exclusive of all other outgoings.

## RENT

£13,200 Per Annum

## BUSINESS RATES

RV: £9,900 2023/24  
Rate in the £: 49.9p  
Rates Payable: £4,940.10 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.

## EPC

Category D - 98

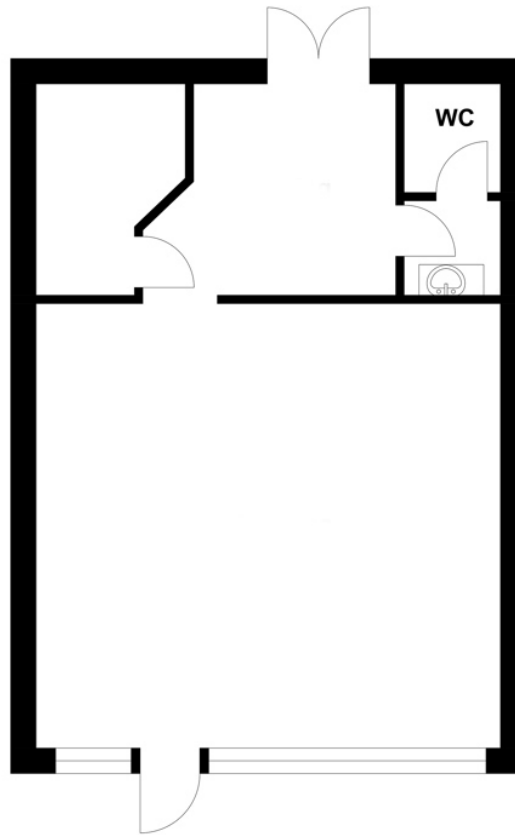
## VIEWINGS

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



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