

# TO LET

£29,500 PER ANNUM

# elwell taylor



182 MOULSHAM STREET  
CHELMSFORD  
CM2 0LG

GROUND FLOOR SHOP WITH  
FULLY GLAZED FRONTAGE

- 1,319 SQ FT (122.6 SQ M)
- 2 PARKING SPACES
- BUSY SECONDARY LOCATION IN CHELMSFORD
- CITY CENTRE

## LOCATION

The property is located in Moulsham Street, a busy secondary retail location within Chelmsford city centre, adjacent to the sought after Old Moulsham residential area.

Other businesses in the vicinity include Tesco Express, Betfred, Morrisons Daily and a wide range of independent retailers, restaurants, bars and cafes.

## DESCRIPTION

The property comprises a large, open-plan ground floor retail unit, with WC's and a kitchenette/break room to the rear. The space benefits from a suspended ceiling with recessed lighting, air conditioning, wood effect flooring to the front of the retail area, and carpeting towards the rear of the unit. At the front there is a fully glazed frontage, and to the rear is a personnel door leading to the 2 car parking spaces.



## ACCOMMODATION

Retail: 1,228 sq ft (114.1 sq m)

Ancillary: 91 sq ft (8.5 sq m)

TOTAL: 1,319 sq ft (122.6 sq m)

## CAR PARKING

2 spaces

## TERMS

The property is available by way of a new fully repairing and insuring lease, for a term to be agreed, at an annual rent of £29,500 exclusive of all other outgoings.

## RENT

£29,500 Per Annum

## BUSINESS RATES

2023/24 RV: £27,250

Rate in the £: 49.9p

Rates Payable: £13,597.75 per annum

## LEGAL COSTS

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

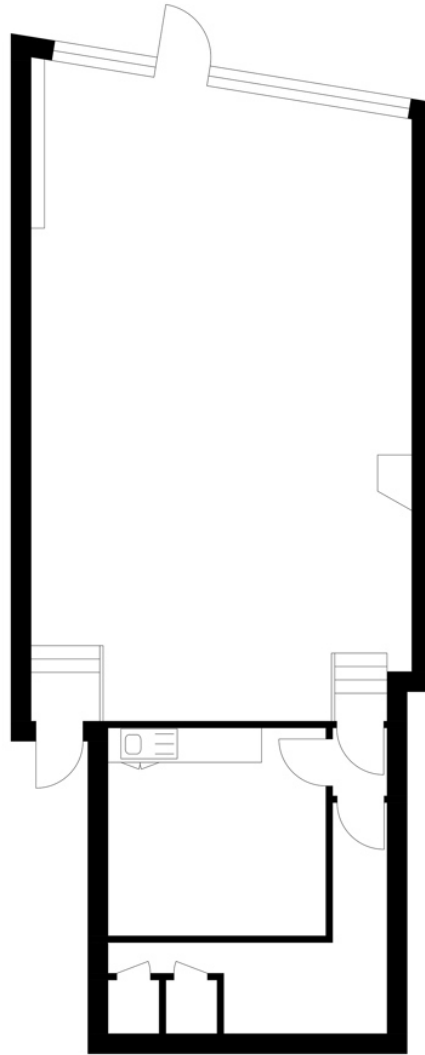
## VIEWINGS

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



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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