

# TO LET

£18,000 PER ANNUM

# elwell taylor



5 THE STREET  
CHELMSFORD  
CM3 2EJ

TO LET

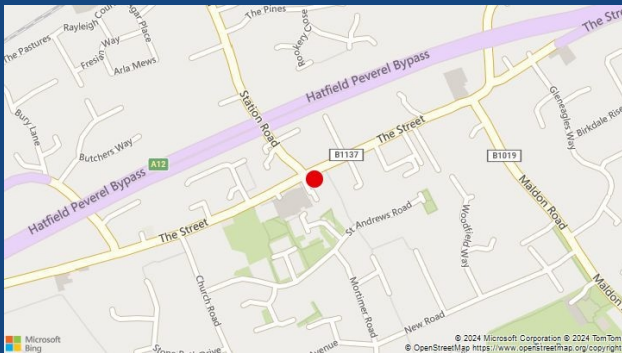
- SELF-CONTAINED RETAIL/OFFICE SPACE
- PROMINENT MAIN ROAD LOCATION
- AIR CONDITIONED
- 6 CAR PARKING SPACES

## LOCATION

Wheelwrights Yard is located just off The Street in Hatfield Peverel, and is close to the junction with the A12 and Maldon Road, providing excellent transport links to Chelmsford, and further afield. Hatfield Peverel is a busy village, with a population of about 4,500 people, located approximately 6 miles northeast of Chelmsford, just off the A12.

## DESCRIPTION

The property comprises a self-contained, 2 storey office/retail property on the main road through Hatfield Peverel. Internally, the ground floor main door provides access into an open plan office/retail area at the front, which leads to the staircase to the first floor, and to the rear kitchenette, WC's, and office/stores. The first floor is split into 4 offices, and also provides a further storage room and WC. The space benefits from AC to the majority of rooms, carpets throughout, and plentiful natural light. To the rear is parking space for 6 vehicles. The landlord is currently in the process of undertaking a light refurbishment, including redecoration throughout.



## ACCOMMODATION

Ground Floor: 726 sq ft (67.45 sq m)  
First Floor: 609 sq ft (56.58 sq m)  
Total: 1,335 sq ft (124.03 sq m)

## 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 £18,000 exclusive of all other outgoings.

## RENT

£18,000 Per Annum

## VAT

We understand the property is not elected for VAT.

## BUSINESS RATES

RV: £10,500 2022/23  
Rate in the £: 49.9p  
Rates Payable: £5,239.50 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.

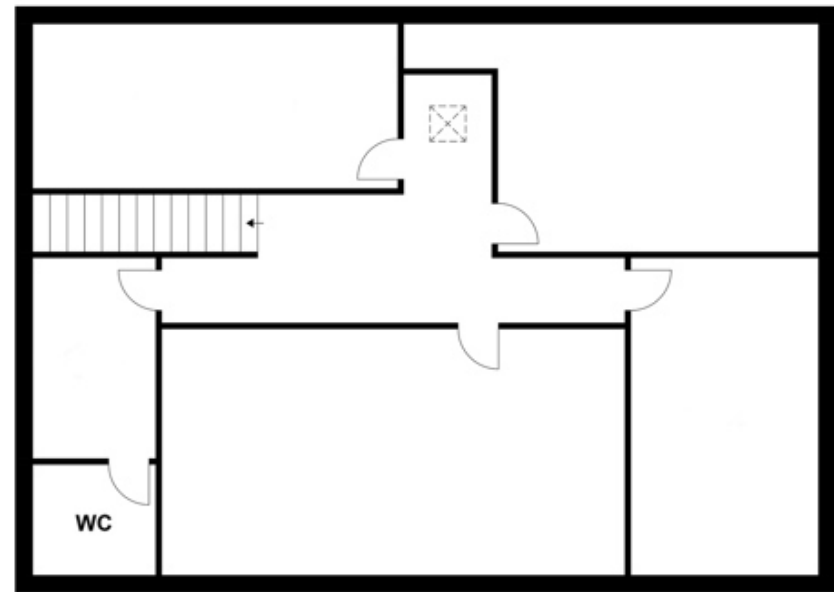
## VIEWINGS

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





**Ground Floor**



**First Floor**

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.