

# FOR SALE

£495,000

# elwell taylor



138 NEW LONDON ROAD  
CHELMSFORD  
CM2 0AW

FREEHOLD INVESTMENT FOR  
SALE

- 1,935 SQ FT (180 SQ M)
- PRODUCING RENTAL INCOME OF £34,800 PER ANNUM
- LET ON FRI LEASE EXPIRING 2034
- LET TO STRONG COVENANT
- PROMINENT POSITION IN NEW LONDON ROAD

## LOCATION

The property is prominently located in New London Road, on the corner of Lower Anchor Street, close to the junction with Parkway.

New London Road is a popular business location, within walking distance of Chelmsford city centre, train and bus stations.

## DESCRIPTION

138 New London Road is an attractive, 3-storey character property available for sale freehold, subject to the existing lease expiring May 2034.

The property is currently used as a dental surgery, and is arranged over 3 floors, providing a mix of treatment rooms, offices, staff facilities and storage.

The property has potential to be further extended, subject to planning permission.

There is parking to the front, and a rear courtyard.



## ACCOMMODATION

Net Internal Area:

Ground Floor: 856 sq ft (80 sq m)

First Floor: 786 sq ft (73 sq m)

Second Floor: 293 sq ft (27 sq m)

TOTAL: 1,935 SQ FT (180 SQ M)

## TERMS

The freehold interest is being sold, subject to the existing lease.

The property is let on the basis of a full repairing and insuring lease, expiring May 2034, at a passing rent of £34,800 per annum exclusive.

The property is let to Orthoworld 2000 Limited, and guaranteed by Integrated Dental Holdings Limited.

The lease contains a rent review in May 2029. The lease also provides for tenant break options in December 2027 and December 2030, upon 6 months prior notice, and the tenant paying 6 months rent and 3 months rent penalty respectively.

Further lease details upon request.

## PRICE

£495,000

## VAT

The property is not elected for VAT.

## BUSINESS RATES

Rateable Value: £38,000

## LEGAL COSTS

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

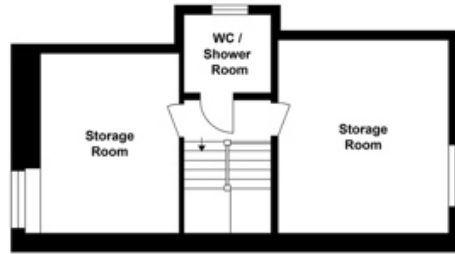
## EPC

TBC

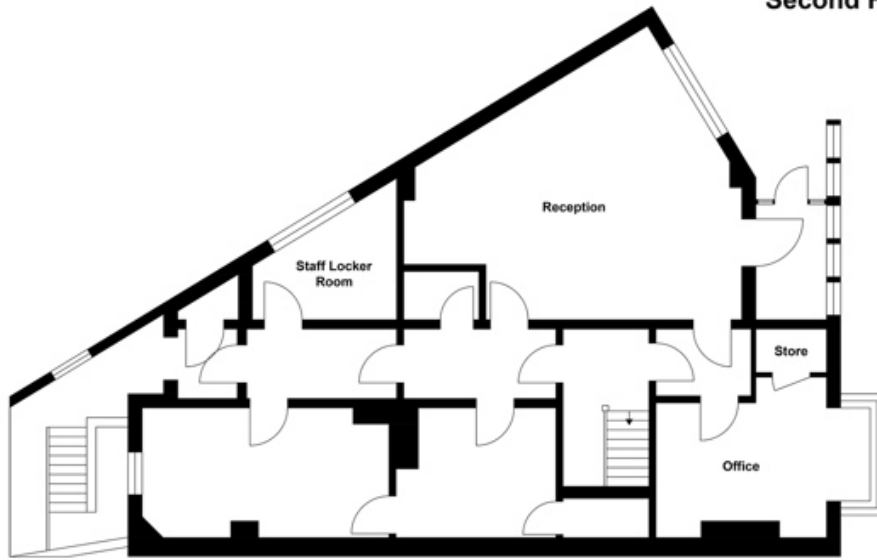
## VIEWINGS

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

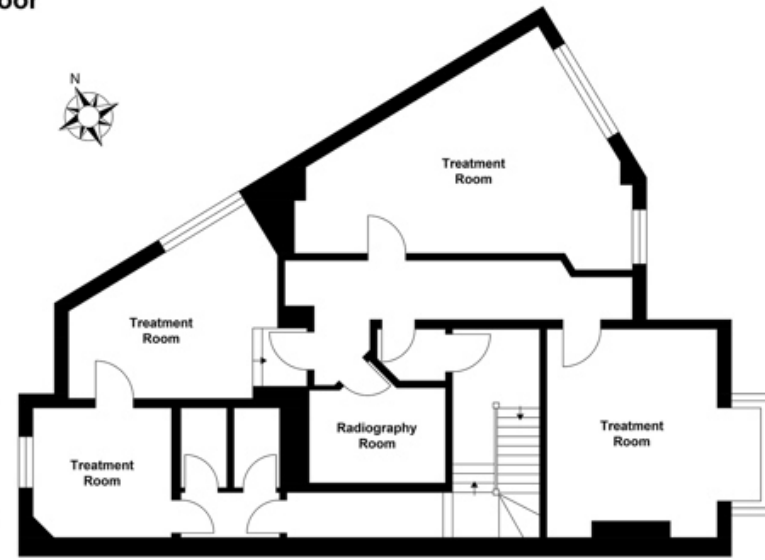




Second Floor



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.