

# FennWright<sup>®</sup>

107 Rainsford Road  
Chelmsford  
Essex  
CM1 2PF

**FOR SALE OR TO LET**

**Prominent Car Sales / Rental  
Site Suitable for Alternative  
Uses / Redevelopment STPP**

- 5,000 Sq. Ft. (464 Sq. M) Approx
- Available to Purchase or a New Lease
- Vehicle Preparation Workshop
- Sales Offices
- WC and Kitchen Facilities
- City Centre Location



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



## Location

The site is prominently located on Rainsford Road at the junction with Primrose Hill, approximately 0.5 miles to the west of Chelmsford city centre and mainline railway station.

## Description

A prominent car sales / rental site which benefits from a sales office, vehicle preparation workshop/garage, WC facilities and kitchenette.

## Accommodation

|                     |                      |                     |
|---------------------|----------------------|---------------------|
| Office / Garage     | 880 sq. ft.          | (82 Sq. M.)         |
| Yard / Display Area | 3,780 sq. ft.        | (351 Sq. M.)        |
| <b>Total</b>        | <b>5,000 sq. ft.</b> | <b>(464 Sq. M.)</b> |

## Services

We understand the property is connected to mains water, drainage, gas and three phase electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## EPC

D - 88

## Business Rates

Rateable Value - £15,000

Rates Payable (2023/24) - £7,485 Approx.

## Terms

The property is available on a new lease on terms to be agreed or sold with vacant possession.

## Rent

£37,500 Per Annum Exclusive

## Guide Price

Offers are invited in excess of £675,000 for the freehold interest.

## VAT

We understand VAT will not be applicable.

## Legal Costs

Each party to bear their own legal costs.



# FennWright

## Viewing

Strictly by appointment with  
the sole agent

James Wright

E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)

John Logan

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