

Commercial Units at Novello, Victoria Road, Chelmsford CM1 1SP



For Sale

**Commercial Units on
Main Road and Part of High
Density Mixed Used Scheme**

**910 - 980 Sq. Ft.
(84.6 - 91.1 Sq. M.)**

- Available Immediately
- Frontage onto Busy Main Road
- Prominent Return Glazed Retail Frontages
- Short Distance from Chelmsford Train Station
- Adjacent to Riverside Retail Park & Riverside Leisure Centre



- 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



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Details

Location

The Units are situated on Victoria Road, which forms a busy main road on the outskirts of Chelmsford city centre. The Riverside Retail Park and Riverside Leisure Centre are in very close proximity where occupiers such as McDonalds, Sports Direct and Costa can be found. The Bond Street Retail and Leisure Development is a short walk away and is where John Lewis, Wagamama and Everyman Cinema are located.

Chelmsford is approximately 35 miles northeast of London. Chelmsford mainline train station is approximately 0.3 miles away and provides a frequent service to London Liverpool Street with journey times from approximately 30 minutes.

Description

Novello forms a high density mixed use development made up of 203 residential dwellings and ground floor commercial units. The units benefit from prominent return glazed retail frontages onto Victoria Road.

Unit B is currently used as the scheme's sales office and will be available with the benefit of the existing fitout. Units D & E will be released in shell and core specification ready for occupier's own fit out.

Services

We understand that the units have electricity, water and gas connections. 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 those serving the property including IT and telecommunication.

Local Authority

Chelmsford City Council
Civic Centre, Duke Street, Chelmsford CM1 1JE

Business Rates

The Units require assessment for the Business Rates. Interested parties are advised to contact the local authority for further information.

Planning

The units have planning permission for A1, A2, A3, A4 and D1 uses under the application no.: 18/00840/FUL. Interested parties are advised to confirm the suitability of their proposed use with the Local Planning Authority.

Energy Performance Certificate

Tbc.

Service Charge

The scheme's standard service charge will apply. Further information is available upon request.

Terms

The units are available for sale by way of 125 year long leasehold interests at an annual peppercorn ground rent. Guide prices are contained below in the Accommodation Schedule.

VAT

We understand the units are elected to VAT and will be payable on the purchase price and service charge.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261226

fennwright.co.uk

Contact:

John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk

Accommodation Schedule

Unit	Size Sq. Ft. (GIA)	Size Sq. M. (GIA)	Guide Price	Availability
B	910	84.6	£300,000	Available
D	980	91.1	£275,000	Available
E	896	83.3		Sold

Please note the above Guide Prices are exclusive of VAT which will be payable.

Unit B

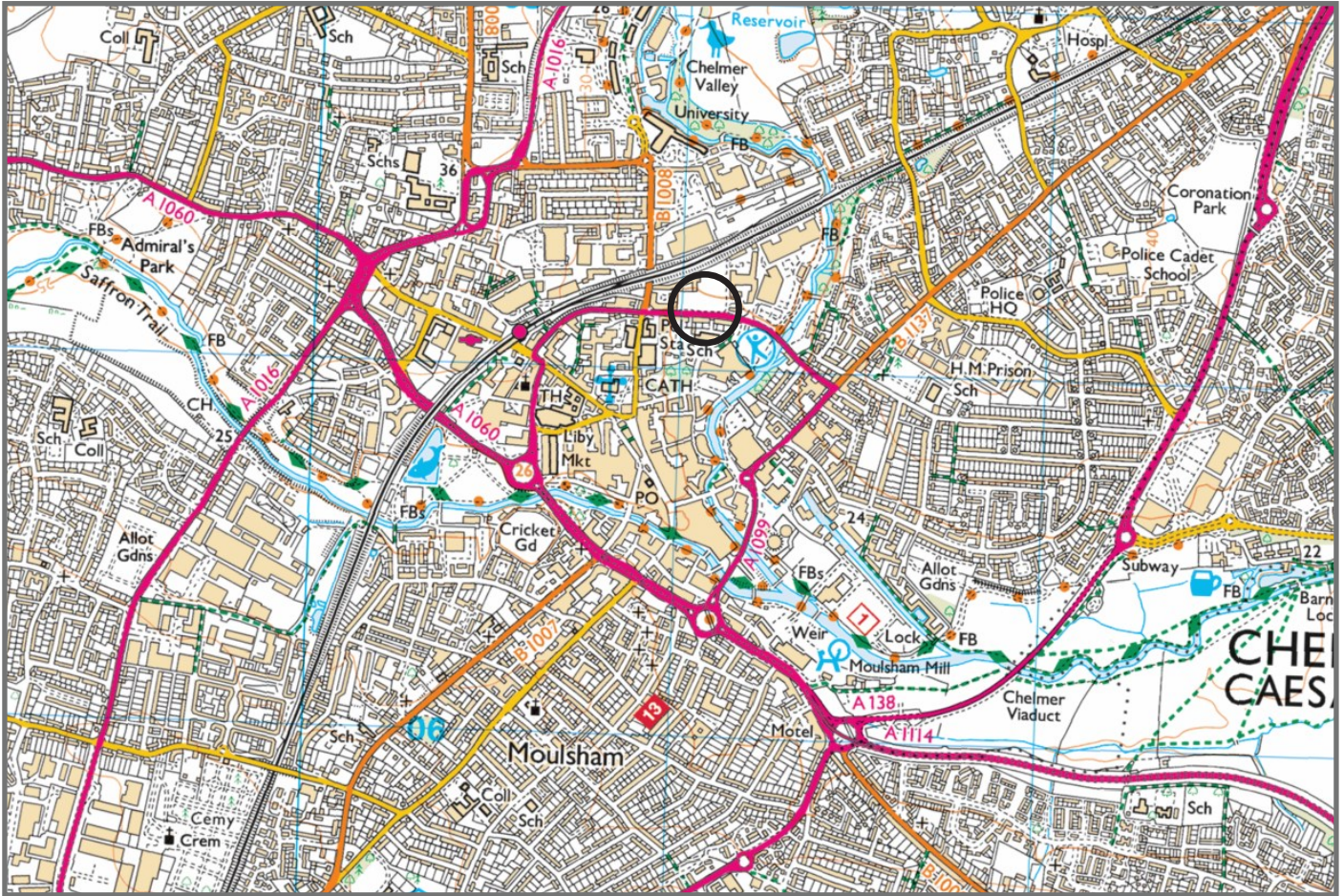


Unit D



Unit E





For further information

01245 261226

fennwright.co.uk

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