

FennWright^{fm}

58 New Street
Chelmsford
Essex
CM1 1NE

FOR SALE OR TO LET

**Grade II Listed City Centre
Building with Class E Use**

- 91.72 Sq. M. (986 Sq. Ft.)
- Suitable for Alternative Uses STPP
- Rare Freehold Opportunity
- Close Proximity to the High Street
- Gas Fired Central Heating
- Chelmsford Station within 0.3 Miles
- Views Across Chelmsford Cathedral
- WC & Kitchenette Facilities



Location

The property is located at the northern end of Chelmsford High Street adjacent to "Tindal Square", a new pedestrianised area outside Shire Hall which will be used as a civic space. The pedestrianisation of Tindal Square has reduced the amount of traffic significantly in this area of town. The property's position overlooking the cathedral provides a unique opportunity only a few yards from the High Street which hosts a variety of retail and leisure operators. The City's railway station is within 0.3 miles and provides a fast and frequent service to London Liverpool Street with journey times from approximately 32 minutes.

Description

The property comprises a self contained period office building in a mid-terrace position with accommodation over ground and first floors. The accommodation benefits from gas fired central heating, some internal exposed period timber features, recessed spot lighting, kitchenette and WC facilities. Please note the photographs provided within the marketing material were taken prior to the current tenants occupation and the properties internal decoration is likely to differ from the images published.

Accommodation

The property has been measured on a Net Internal Area basis.

Ground Floor:	485 sq. ft.	(45.13 sq. m.)
<u>First Floor:</u>	<u>501 sq. ft.</u>	<u>(46.59 sq. m.)</u>
Total:	986 sq. ft.	(91.72 sq. m.)

Services

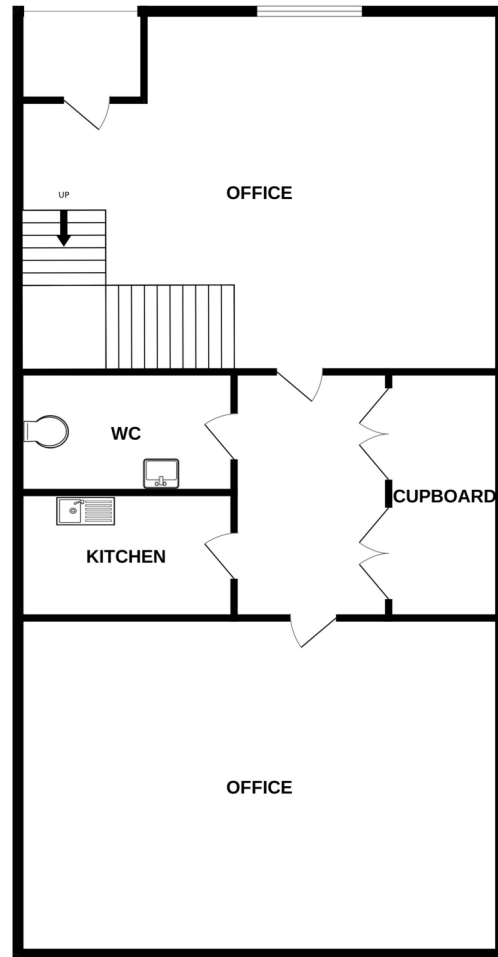
We understand the property is connected to mains water, drainage, gas and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the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

Energy Rating

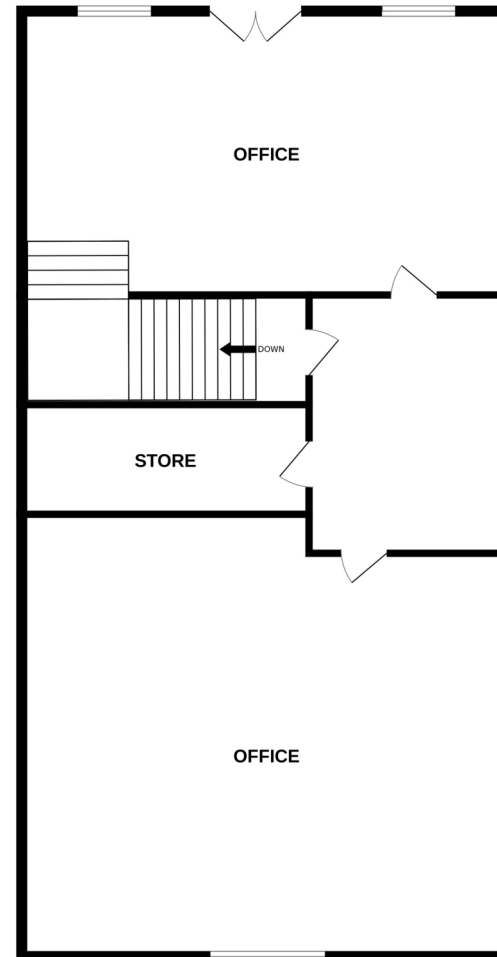
We have been advised the property falls within Band C (59) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Please note this is an indicative floor plan and should not be relied upon.

Planning

The property has an established B1 office use, however a number of the surrounding properties have recently been converted to residential. We are of the opinion the property would lend itself to residential conversion as well as other alternative uses subject to planning permission. The property is Grade II Listed (Listing 1328793) and sits within a conservation area.

Local Authority

Chelmsford City Council

T. 01245 606606

Business Rates

Rateable Value £16,250

Rates Payable 2024/25 Approx. £8,108 per annum.

Title

The property is held freehold under Title: EX350254.

Terms

The property is available for sale freehold or on a new lease on terms to be agreed.

Quoting Rent

£24,000 per annum exclusive.

Guide Price

Offers are invited in the region of £350,000.

VAT

We understand VAT will not be applicable.

Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.



Viewing

Strictly by appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, Essex CM1 1HL

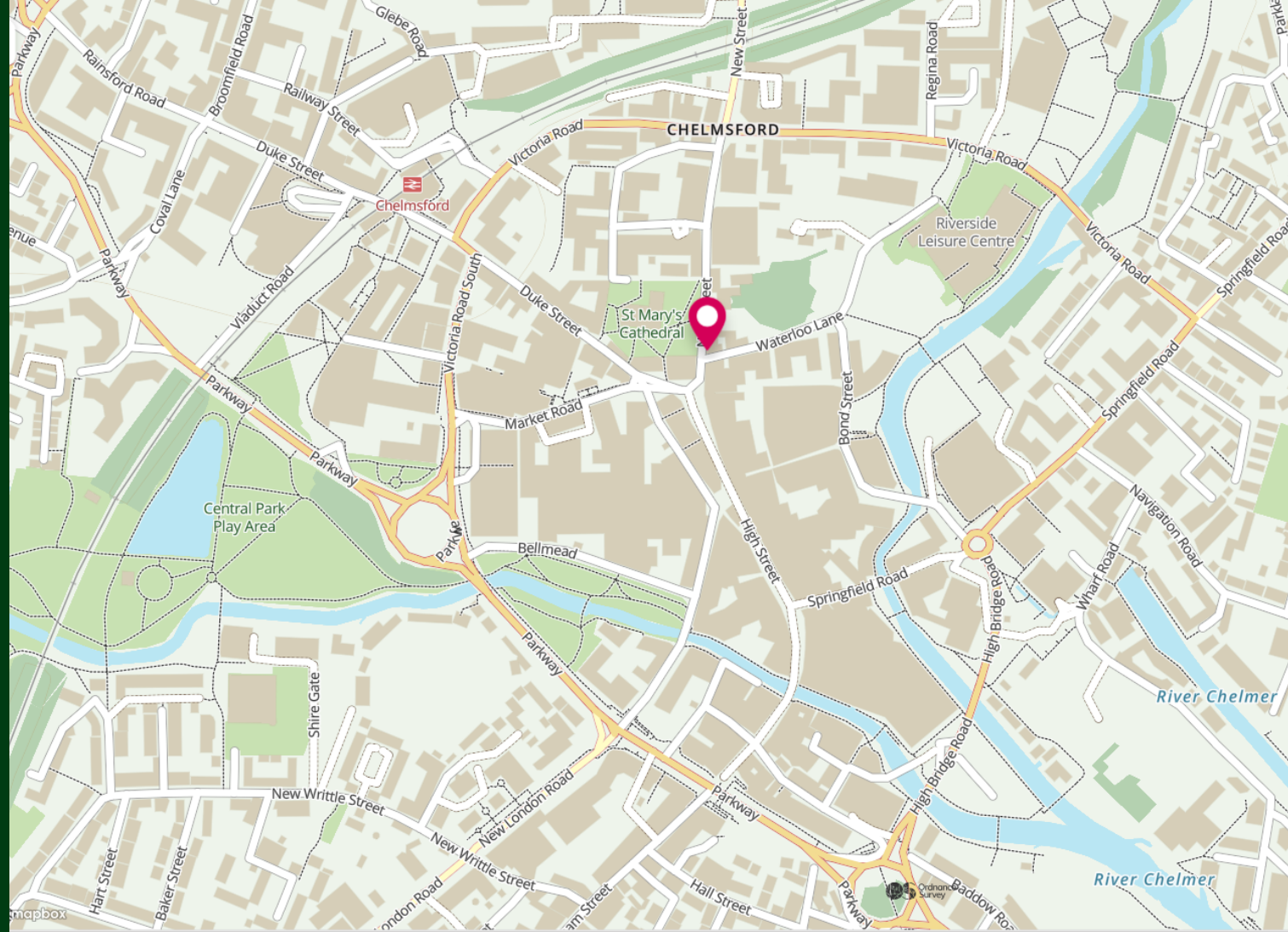
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