



FREEHOLD FOR SALE

Two roadside retail units with car parking and may be suitable for development (STPP)

52 - 52a Maldon Road, Great Baddow,
Chelmsford, CM2 7DL

GUIDE PRICE

£250,000 *not elected to VAT*

AVAILABLE AREA

843 sq ft
[78.37 sq m]

LOCATION

Great Baddow forms a village situated approx. two miles to the south-east of Chelmsford city centre. Situated on Maldon Road, neighbouring properties are generally made up of residential dwellings and independent retailers and service providers.

Westbound access to The A114 Essex Yeomanry Way is approximately 0.5 miles away and provides access to the Army and Navy roundabout and Chelmsford City Centre. The A12 junction at Sandon approximately 1.2 miles to the east provides north and southbound access to the A12 dual carriageway. The A12/A130 interchange is located approximately 1.7 miles to the southeast.

Great Baddow benefits from a regular bus service into the Chelmsford city centre and nearby towns.

DESCRIPTION

The property forms two single-storey interlinking roadside retail units benefitting from car parking to the front. Both units are fitted out for hairdressing/barber use and benefit from glazed retail frontages, central heating, air conditioning and a suspended ceiling with recessed spotlighting. The units benefit from WC facilities and there is a kitchen to the rear.

There is car parking for approximately 4 vehicles to the front and, to the rear there is a courtyard area with side access.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

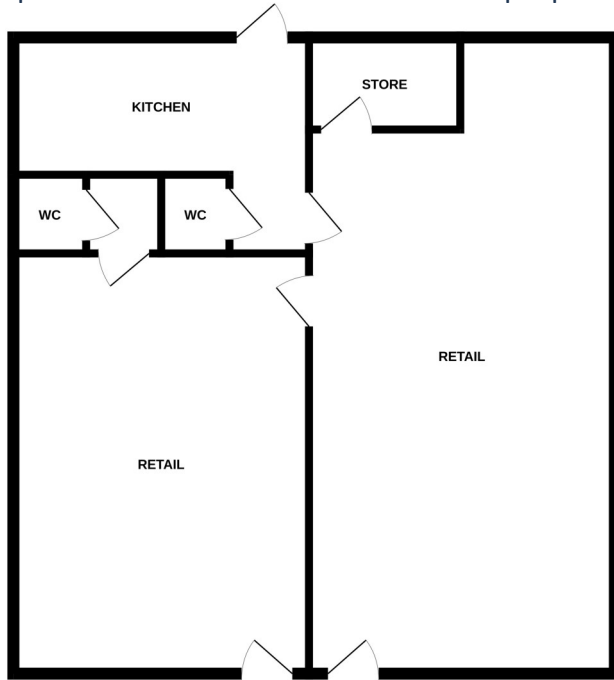
» 52 Maldon Road	529 sq ft	[49.16 sq m]
» <u>52a Maldon Road</u>	314 sq ft	[29.21 sq m]
» Total	843 sq ft	[78.37 sq m]

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 those serving the property including IT and telecommunication links.



Floorplan not to scale and for indication purposes only



LOCAL AUTHORITY

Chelmsford City Council
T: 01245 606 826

PLANNING

We understand that planning permission was granted in 1995 for a first floor residential flat under reference number 95/05858/FUL over the existing premises but was not implemented. The property may be suitable for development (STPP) and applicants are to rely on their own independent enquiries.

BUSINESS RATES

The property is entered into the Valuation Office Agency rating list under a single assessment with a Rateable Value of £12,250 which will give rise to an approximate annual rates liability of £6,112.75 (2024/25).

The property may be eligible for small business rates relief subject to individual circumstances and Interested parties are advised to make their own enquiries.

EPC

The property has an energy rating of C- 72. Full details available on request.

TITLE

Freehold under the registered title number EX454279. A copy of the registered title is available upon request.

TERMS

The freehold interest is available for sale with vacant possession at a guide price of £250,000.

VAT

We understand that the property is not elected to VAT.

LEGAL COSTS

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



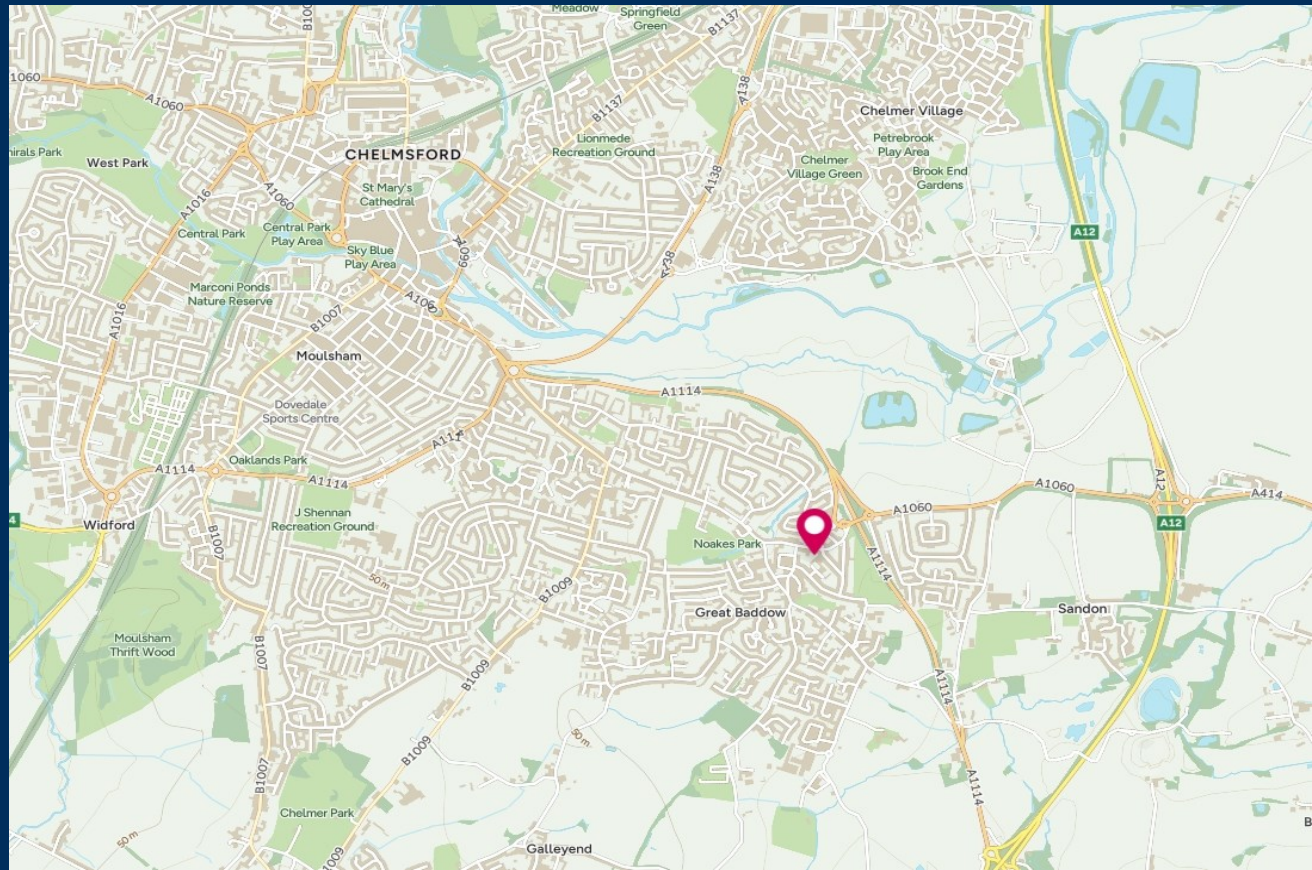
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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Particulars created June 2024

