



FOR SALE

City centre retail unit with upper parts which may be suitable for conversion to residential (STPP)

15 Duke Street, Chelmsford, Essex, CM1 1HL

OFFERS IN EXCESS OF

£300,000 *NOT ELECTED TO VAT*

NET INTERNAL AREA

**1,155 sq ft
[107.22 sq m]**

IN BRIEF

- » Glazed retail frontage with open plan ground floor retail
- » 3 storeys plus rear courtyard
- » Established secondary pitch close to station and High Street
- » Suitable for a variety of uses (STPP)

LOCATION

Duke Street is situated in Chelmsford City centre and forms an established secondary pitch between Chelmsford train station and the High Street. The occupier mix on Duke Street is generally made up of Estate Agents and Solicitors, in addition to retailers such as the recently opened East of England COOP convenience store.

The premises is situated approximately 0.1 miles from Chelmsford train station which provides a fast and frequent service to London Liverpool Street Station with journey times from approximately 32 minutes.

Duke Street has recently benefitted from Tindal Square being pedestrianised which has reduced traffic levels due to no longer providing a link to New Street.

DESCRIPTION

15 Duke Street forms a three storey, Grade II listed mid terrace building. The property benefits from a glazed retail frontage onto Duke Street with an open plan ground floor retail area. To the rear of the ground floor is a meeting room, kitchen and two WCs. The ground has a mix of laminate flooring and carpet, electric radiators and air conditioning in part, and surface mounted category II lighting.

The first and second floors are accessed via a staircase located to the front of the building and provide office accommodation. On the second floor there is a kitchenette and WC.

Externally, the property benefits from a rear courtyard area.

SERVICES

We understand the property is connected to mains water, drainage, 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.





ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice and calculate the approximate net internal floor area as follows:

» Ground Floor:	677 sq ft	[62.85 sq m]
» First Floor:	255 sq ft	[23.68 sq m]
» Second Floor:	223 sq ft	[20.69 sq m]
» Total:	1,155 sq ft	[107.22 sq m]

LOCAL AUTHORITY

Chelmsford City Council

T. 01245 606606

BUSINESS RATES

We are advised that the premises have a rateable value of £23,000 which will give rise to an estimated annual rates payable of £11,500 (2024/25). Interested parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

C - 66.

TITLE

The property is held freehold under the registered title number EX325198.

VAT

We understand that the property is not elected to VAT.

TERMS

The freehold of 15 Duke Street is for sale by private treaty and offers are invited in excess of £300,000.

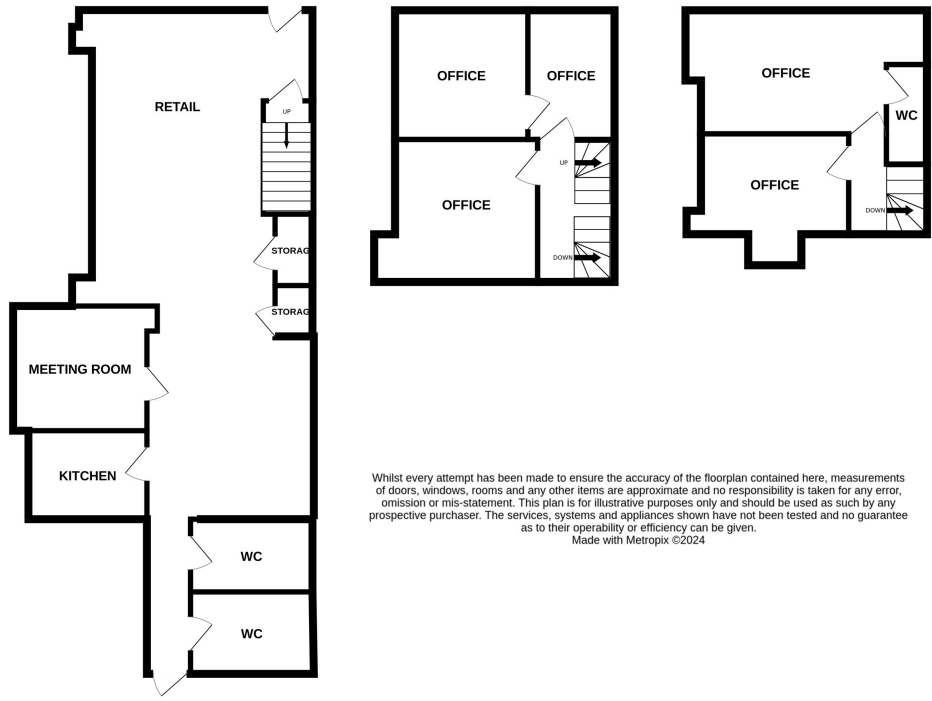
LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

FLOORPLAN - NOT TO SCALE AND FOR INDICATIVE PURPOSES ONLY

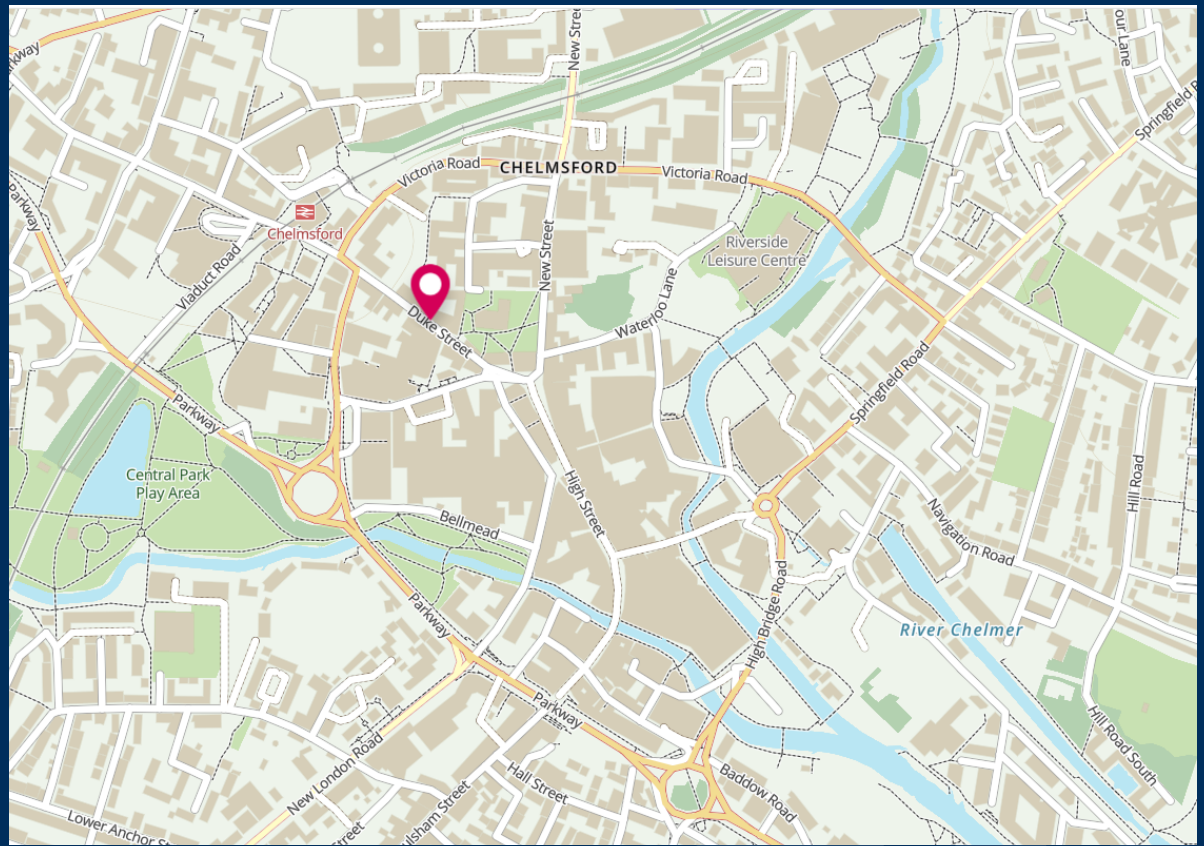


VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created April 2024

Fenn Wright

