



ROCHE

Retail

Chelmsford | CM1 1GZ

Units 6 and 7 Park Central (to be sub-divided)

TO LET

Location

Chelmsford has a population of 200,000 persons and a primary catchment of 410,000 people.

The property is a former NHS clinic and is surrounded by Chelmsford's principal transport hubs that comprises the city's main bus station and railway station that has an average of 23,000 rail passengers a day.

Adjacent retailers include **Tesco**, **Greggs** and **Subway**, as well as an **Anytime Fitness** gym.

Accommodation

This extensive unit will be sub-divided to create two units, arranged over ground floor only as follows:

| | | |
|------------------------------|-------------|-------------|
| Unit 6 - Gross Internal Area | 2,232 sq ft | 207.35 sq m |
| Unit 7 - Gross Internal Area | 1,478 sq ft | 137.31 sq m |

Tenure

The units are available by way of new, effectively full repairing and insuring leases for a term to be agreed, subject to an upward only rent review every 5th year.

Rent

Unit 6 – **£35,000** per annum exclusive.
Unit 7 – **£23,500** per annum exclusive.

Service Charge

There is an annual service charge – further details available upon request.

Rates

The rates will need to be reassessed following the sub-division works.

The rates payable will depend on the occupier's circumstances and can be obtained from either Chelmsford Borough Council (Business Rates: 01245 606805), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

Following the sub-division works, the Energy Performance Certificate will need to be calculated.

Viewing

Strictly by appointment through the sole letting agents:

Roche Retail:

Contact: Adrian Fennell

Tel: 01603 756334

Email: adrian.fennell@rochesurveyors.co.uk

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

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01603 619876
www.rochesurveyors.co.uk

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