



# ROCHE

## Retail

## Chelmsford | CM1 1GZ

Unit 3 Park Central

# SHOP TO LET

### Location

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

The property is surrounded by Chelmsford's principal transport hubs that comprises the city's main bus station and railway station which 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

The shop is arranged over ground floor only as follows:

Ground Floor Net Internal Area	1,755 sq ft	163.0 sqm
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### Tenure

The shop is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review every fifth year.

### Rent

**£25,000** per annum exclusive.

### Service Charge

There is an annual service charge of £166 plus VAT for the current service charge year.

### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£39,250**. This is not the annual rates payable.

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](http://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

We understand the property currently has an Energy Performance Rating of F (140). A full copy is available upon request.

### Viewing

Strictly by appointment through the sole letting agents:

Roche Retail:

**Contact: Adrian Fennell**

Tel: 01603 756334

Email: [adrian.fennell@rochesurveyors.co.uk](mailto: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](http://www.commercialleasecode.co.uk)

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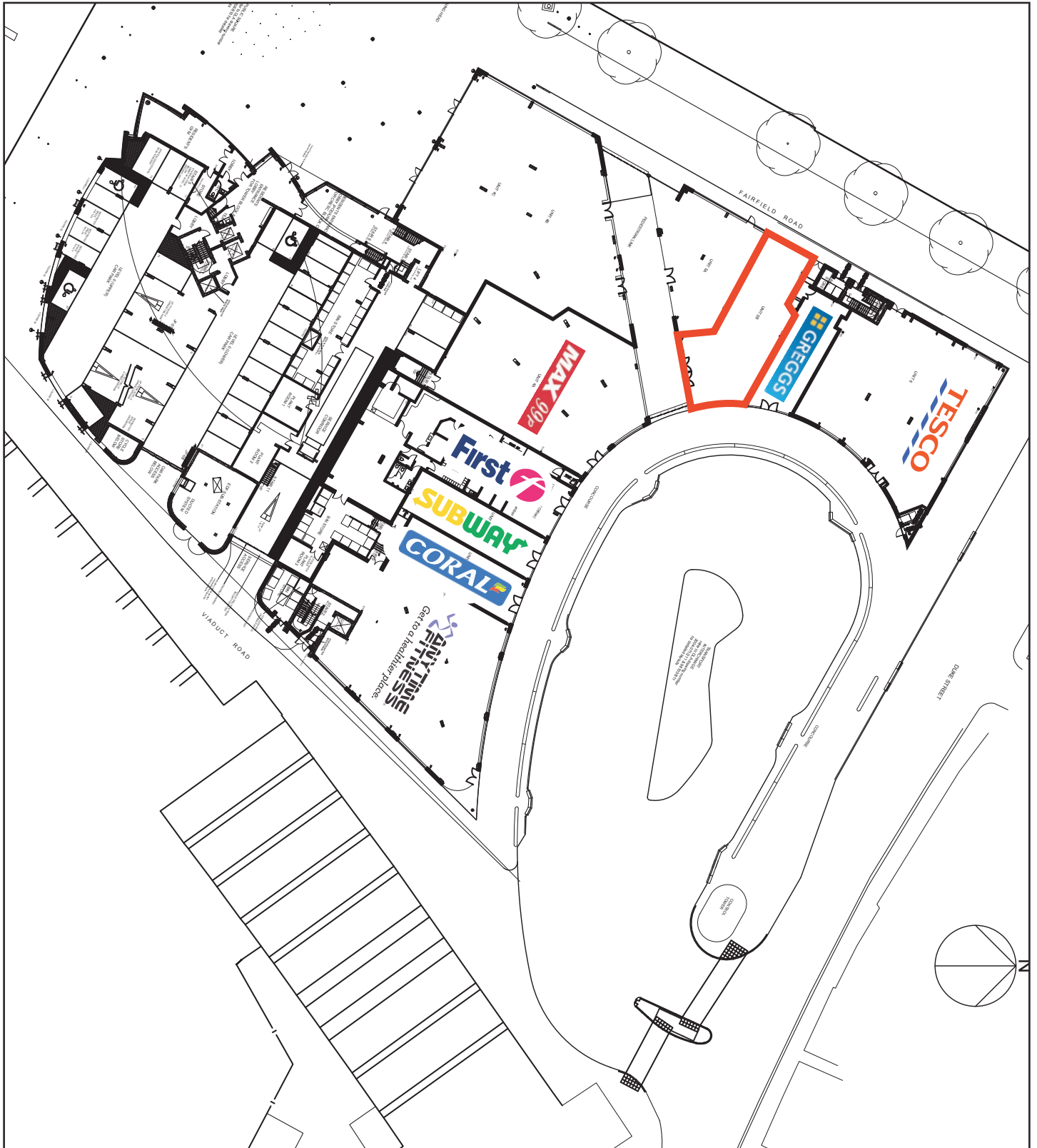
**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

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