



**FREEHOLD FOR SALE**

**Prime High Street Retail Investment With Upper Parts**

**87 High Street, Chelmsford,  
Essex CM1 1DX**

**GUIDE PRICE**

**£900,000**

[Net Initial Yield 7.59%]

**NET INTERNAL AREA**

**2,491 sq ft**

[231.37 sq m]

## IN BRIEF

- » Let to TUI UK Retail Limited
- » Passing rent of £72,000 per annum
- » Glazed Retail Frontage
- » Rear Frontage onto Tindal Street
- » Future Development Potential (subject to possession & planning consent)

## LOCATION

The City of Chelmsford is located approximately 37 miles northeast of London and benefits from excellent communications via the A12 dual carriageway giving direct access to the M25 (junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

The City's railway station is within a few minutes walk and provides a fast and frequent service to London Liverpool Street with journey times from approximately 29 minutes.

Chelmsford High Street has a very low vacancy rate and the subject property occupies a prime High Street pitch. Opposite is Pret A Manger, Schuh and the entrance to the Bond Street Retail and Leisure scheme containing occupiers such as: John Lewis, Goldsmiths and Hotel Chocolat. Other nearby occupiers include: H. Samuel, Gail's, Slater Menswear, Santander, TSB, Costa and Boots.

## DESCRIPTION

87 High Street forms a four storey retail unit with a glazed retail frontage onto the High Street and a secondary glazed frontage at the rear onto Tindal Street. The ground floor provides predominantly open plan accommodation.

The staircase to the upper parts is located to the rear and accessed via the ground floor or from an entrance door from Tindal Street. The upper parts provide offices, storage, WCs and kitchenette facilities.

## TENANCY

The entire property is let to TUI UK Retail Limited on a 5 year term from 4<sup>th</sup> November 2023 at an annual rent of £72,000 per annum. The lease is on full repairing and insuring terms. A copy of the lease is available upon request.

## COVENANT

TUI UK Retail Limited (1456086) was established in 1979 and is classified by Experian Business Express as 'Very Low Risk' with a score of 100/100. For the year ending September 2025 Tui UK Retail Limited reported a turnover of £159M along with a pre-tax profit of £7M.





### ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) on a net internal area basis to provide the following approximate areas:

|                        |             |               |
|------------------------|-------------|---------------|
| » Ground Floor Retail: | 1,104 sq ft | (102.58 sq m) |
| » First Floor:         | 368 sq ft   | (34.18 sq m)  |
| » Second Floor:        | 491 sq ft   | (45.60 sq m)  |
| » Third Floor:         | 528 sq ft   | (49.01 sq m)  |
| » Total:               | 2,491 sq ft | (231.37 sq m) |

### 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.

### BUSINESS RATES

The property is entered into the VOA Rating List as follows:

|                                 |         |
|---------------------------------|---------|
| Rateable Value:                 | £71,500 |
| Approx Rates Payable (2026/27): | £34,320 |

### EPC

D - 87

### TITLE

Freehold under title number: EX725355

### TERMS

The property is for sale by private treaty subject to the occupational lease at a guide price of £900,000 which would equate to a net initial yield of 7.59% (assuming standard purchaser costs of 5.33%).

### VAT

We understand that the property is not elected to VAT.

### LEGAL COSTS

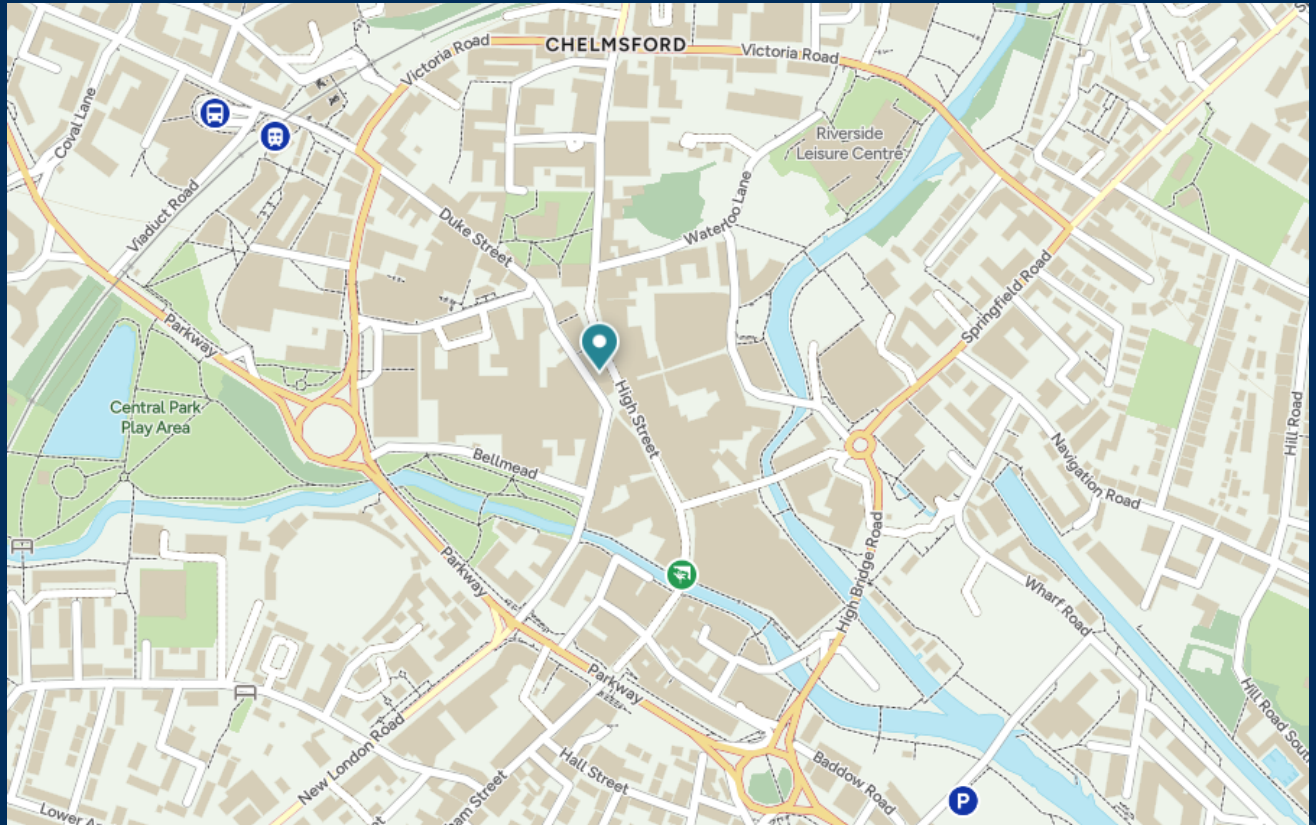
Each party to bear their own legal costs incurred in this transaction.

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

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Particulars created June 2026

