

TO LET

£15,500 PER ANNUM

elwell taylor



66 MOULSHAM STREET
CHELMSFORD
CM2 0JA

CHARACTER RETAIL PREMISES

- 727 SQ FT (68 SQ M)
- AIR CONDITIONING
- NEWLY REFURBISHED
- FIRST FLOOR SALES AREA
- POPULAR LOCATION

LOCATION

The property is located in the middle of Moulsham Street, a popular secondary retail location close to Chelmsford High Street and the affluent Old Moulsham residential area.

Other nearby occupiers include Tesco Express, Betfred and a range of independent retailers, pubs and restaurants.

DESCRIPTION

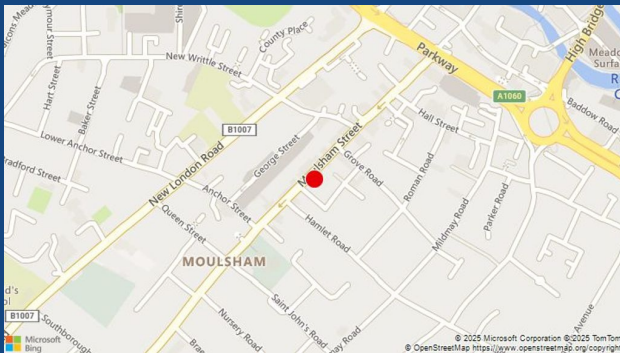
66 Moulsham Street comprises a 2-storey character retail premises that has recently been refurbished.

There is an initial retail area measuring 10ft 9in wide by 15ft 7in deep, which steps up to additional retail space and storage.

Immediately to the rear is a small timber store.

On the first floor there is a front room with feature bay window, a small office/store and WC.

The property benefits from LED lighting, vinyl flooring and air conditioning.



ACCOMMODATION

Ground Floor Retail: 473 sq ft (44 sq m)

Internal Storage: 37 sq ft (3 sq m)

First Floor: 217 sq ft (20 sq m)

TOTAL: 727 SQ FT (68 SQ M)

TERMS

The property is available to let on the basis of a new full repairing and insuring lease, for a term to be agreed.

RENT

£15,500 Per Annum

VAT

The property is not elected for VAT.

BUSINESS RATES

RV: £10,750

2025/26 Rate in the £: 49.9p

Rates Payable: £5,365 per annum

Small Business Rate Relief may apply and would result in nil rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

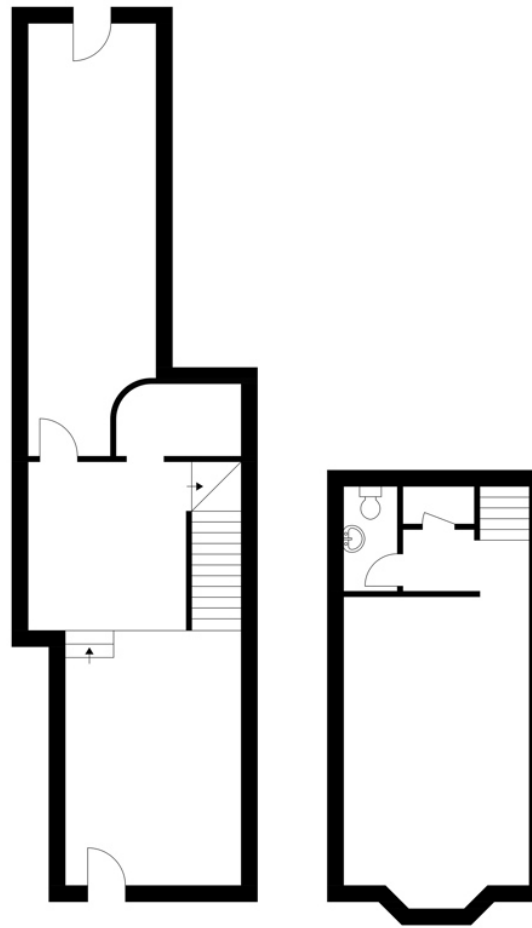
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VIEWINGS

Strictly by prior appointment with Elwell Taylor (01245 266088, commercial@elwelltaylor.co.uk).





Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.