

TO LET

£22,000 PER ANNUM

elwell taylor



4 MARKET ROAD
CHELMSFORD
CM1 1XA

GROUND FLOOR RETAIL UNIT
TO LET

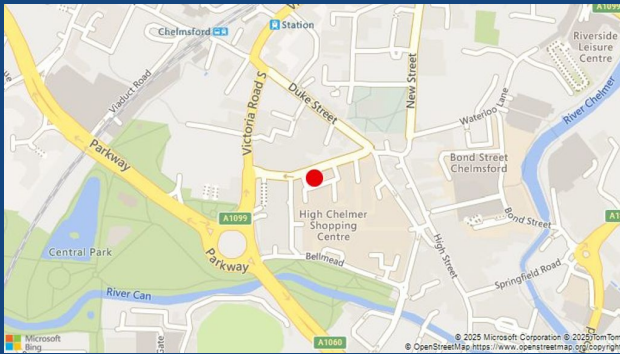
- FULLY GLAZED SHOPFRONT
- BUSY CITY CENTRE LOCATION
- GOOD PASSING TRAFFIC AND FOOTFALL

LOCATION

Threadneedle House is situated on Market Road in the heart of Chelmsford City Centre, with easy access to the nearby High Street and the busy High Chelmer Shopping Centre. The area boasts both high footfall and passing traffic. Nearby are Chelmsford Library, the new City Park West development, and County Hall.

DESCRIPTION

Available to let is a ground floor retail units within Threadneedle House. The units has a glazed shopfront with roller shutter, and benefits from suspended ceilings with inset lighting, and staff WC to the rear. There is also a small external store at the rear of the unit, via the loading yard.



ACCOMMODATION

Unit 4: 690 sq ft

TERMS

The property is available by way of a new effective full repairing and insuring lease at a rent of £22,000 per annum. Rent is exclusive of VAT, business rates and all other outgoings.

RENT

£22,000 Per Annum

LEGAL COSTS

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

VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)



ELWELL TAYLOR FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT : (1) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; (2) ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTIONS OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; (3) NO PERSON IN THE EMPLOYMENT OF ELWELL TAYLOR HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



8 THREADNEEDLE HOUSE



This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.