

RETAIL/OFFICE TO LET APPROX 1,121 Sq Ft (104.14 Sq M)



**207/208 Moulsham Street
Chelmsford
Essex
CM2 0LG**

Location:

Moulsham Street is a busy shopping street close to Chelmsford Town Centre with on street parking close by and public car parks. Nearby traders include Cash Converters, Euronics, Morrison Daily and Miele.

Description:

The property consists of an open plan retail area measuring approx 750 sq ft with slatted walls, serving counter, changing rooms. Door leading to storage area and to the rear is a office area with further storage area and toilet with double doors to the rear of the property. Car Parking space to rear.

Accommodation:

The premises have been measured on a net internal basis.

Unit: 1,121 Sq Ft 104.14 Sq M

Parking Space To Rear

Features:

- Good Trading Position
- Close to Town Centre
- On Street Parking Close By
- Close to Public Transport

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£28,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Chelmsford Borough Council or via www.voa.gov.uk.

Rateable Value £22,500

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own legal costs.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.