



SITUATION

Located opposite the junction with Railway Street being approx. 350 yards from Chelmsford Rail Station and approx. 1/2 mile from the town centre. Nearby occupiers including **Chelmsford Civic Centre, Pizza Hut, Tesco Express** and a **Co-op Supermarket** as well as a host of independent retailers.

Chelmsford is a major retail and commercial centre which lies close to the main A12 some 14 miles north-east of Brentwood and enjoying easy access to the M25 (Junction 28) and the M11 (Junction 7).

PROPERTY

A detached building comprising **2 intercommunicating Ground Floor Shops** with separate side access to **2 Self-Contained Offices** (one at rear ground floor and one on the entire first floor).

In addition, the property includes a **Rear Parking Area**.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 13 & 15 (2 Ground Floor Shops)	Internal Width 30'8" Shop Depth 16'11" Area Approx. 473 sq ft 2 WCs	V. Smith, P. Smith & M. Smith (Barbers)	5 years from 24th June 2007	£10,000	FRI Holding over.
Nos. 11a & 11b (Rear Ground and First Floor Offices)	Ground Floor Rear Office Area Approx. 552 sq ft First Floor Office Area Approx. 852 sq ft	The Change Portfolio (Domestic abuse and counselling Charity)	2 years from 19th January 2021 (excl. s.24-28 of L & T Act 1954)	£15,000	FRI Tenant's Break 2022 Reversion 2023
				Total: £25,000	

¹Not internally inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

There may be potential under Permitted Development to convert the rear ground and first floor offices to 1 x 1 Bed Flat and 2 x Studio Flats, subject to obtaining possession and the necessary consents.

In addition, there may be potential for further Residential Development on the Rear Parking area, subject to obtaining the necessary consents.

Note: The Freehold of the adjoining Workshop/Office and Yard/Car Park at the rear is also being offered for sale in this auction – see Lot 5.

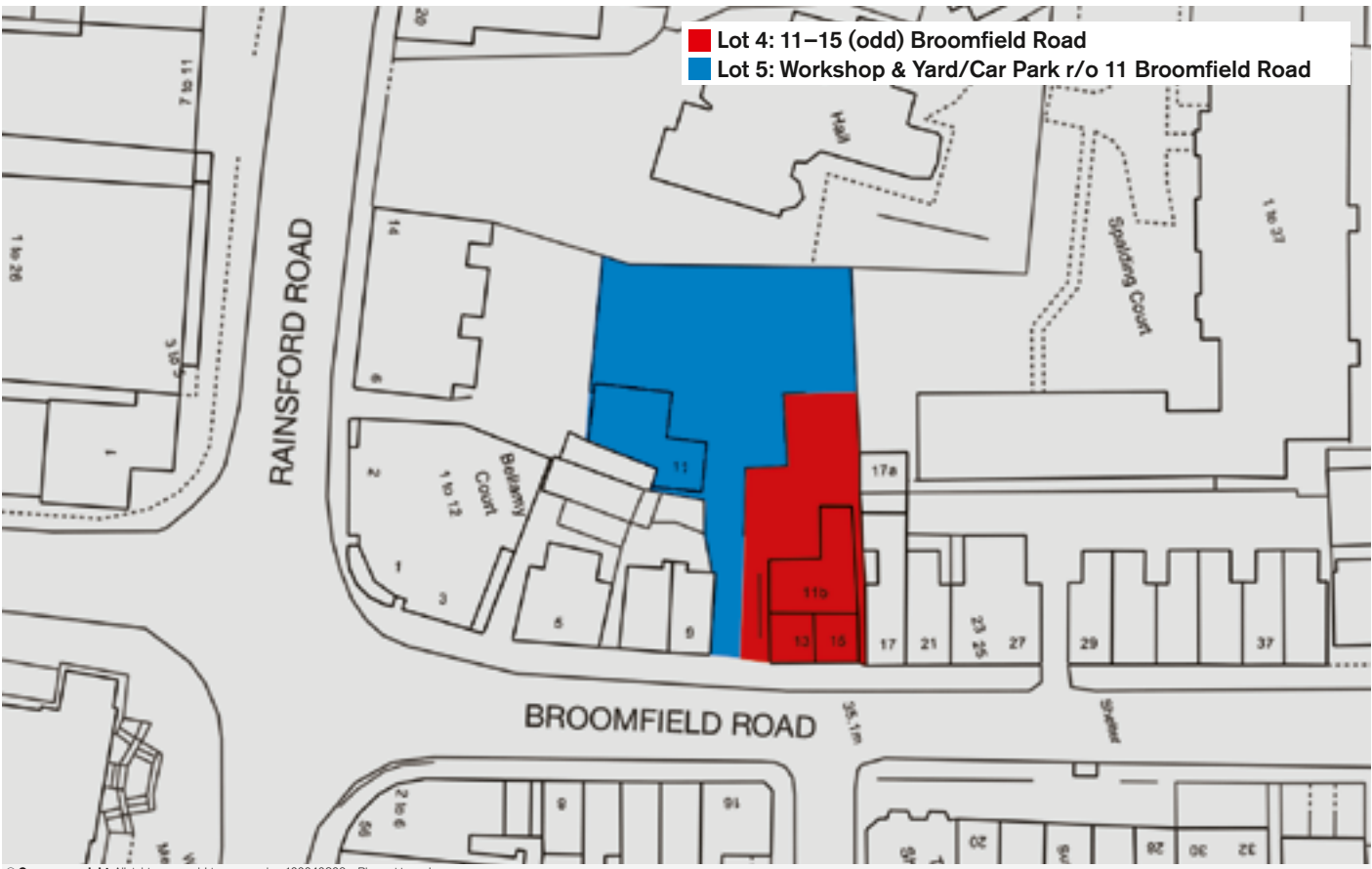
£25,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Rear of Nos. 11-15 (odd)



Rear of Nos. 11-15 (odd)



Rear Parking Area



The Property

