



### 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 a 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

Comprising a **Site Area of approx. 6,500 sq ft** (with vehicular access directly from Bromfield Road) upon which stands a **Detached single storey Workshop/Office** together with a **Yard/Car Park**.

### ACCOMMODATION

**Site Area**                      **Approx. 6,500 sq ft**

#### Workshop/Office

Area                              Approx.    843 sq ft<sup>1</sup>

2 WCs

#### Plus Yard/Car Park

<sup>1</sup>Area taken from VOA.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **I. Emin (Storage/Car Wash)** for a term of 3 years from 2nd October 2017 (**holding over - excl. s.24-28 of L & T Act 1954**) at a current rent of **£15,000 per annum** exclusive.

### PLANNING

There is potential to demolish the existing Workshop/Office and construct a number of Residential Units on the site, subject to obtaining possession and the necessary consents.

The 'Growth Site Policy 1t' within the Chelmsford Local Plan states development will be permitted at the Car Park site subject to Policy GR1 for around 10 new homes (Refer to Chelmsford Local Plan at [www.chelmsford.gov.uk](http://www.chelmsford.gov.uk)).

**Note: The Freehold of the adjoining two storey shop/offices at 11-15 (odd) Broomfield Road is also being offered for sale in this auction – see Lot 4.**

### Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Samuel Iwanier

Email: [si@bnilaw.co.uk](mailto:si@bnilaw.co.uk)

**£15,000** per annum

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

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'**



