



## SITUATION

Located close to the junction with Bond Street in this pedestrianised retail thoroughfare amongst multiples such as **John Lewis, Wagamama, ASK Italian, Tesco, Iceland, Costa Coffee** and **Pure Gym** as well as a host of local retailers.

The property is within close proximity to the 300,000 sq ft retail and leisure mixed use Bond Street Development which was completed in December 2016, costing an estimated £37 million.

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

Forming part of a mixed use building comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'10"
Internal Width	16'8"
Shop Depth	40'2"
Built Depth	49'6"
WC	
GIA	Approx. 830 sq ft

**VAT is applicable to this Lot**

## TENURE

Leasehold for a term of **999 years** from **29th September 2022** at a **peppercorn ground rent**.

## Interior view



## TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **Figleaf Limited t/a Rohan (clothing retailer – see Note 1)** for a term of 10 years from 1st March 2018 at a current rent of **£21,000 per annum** exclusive.

**Note 1: Figleaf Ltd are a franchisee of Rohan who in turn are a national outdoor and travel clothing retailer with 53 branches (visit: [www.rohan.co.uk](http://www.rohan.co.uk)).**

**Note 2: The tenant did not exercise their March 2023 Break Clause.**

**Note 3: There is a £3,750 Rent Deposit held.**

**£21,000** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

## Vendor's Solicitors

Axiom DWFM

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: [j.ghelani@axiomdwm.com](mailto:j.ghelani@axiomdwm.com)

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



The Property



The Property



The Property



The Property



View further along Springfield Road