



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** and there is the right to use one parking space.

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.



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).

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

Spencer West LLP
Tel: 020 7925 8080 Ref: Jaymini Ghelani
Email: jaymini.ghelani@spencer-west.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'**

