

PLEASE NOTE: The Landlords/Vendors are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



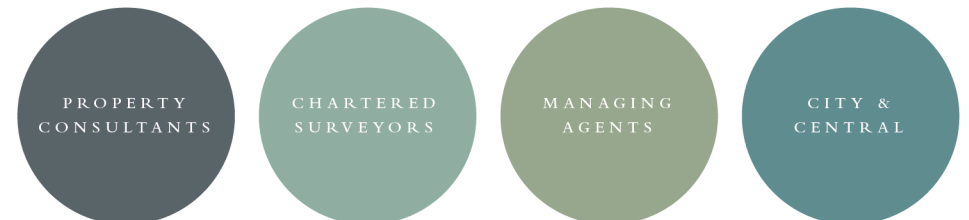
WILLIAMSON
DACE | BROWN



132/132a Gloucester Avenue, Chelmsford, CM2 9LG

- **£25,000 per annum exclusive.**
- **Ground floor retail premises and self contained 3x bed maisonette.**
- **Within busy local shopping precinct**

Prominent E use class retail unit on Gloucester Avenue within Moulsham Lodge shopping centre. Excellent location on the parade, other businesses include Co-op supermarket, Subway and Greggs. Retail unit Approx. 109m² (1173ft²).



Moulsham Lodge shopping precinct is located within Moulsham, a residential suburb of Chelmsford. Close to A414 for links to the A12 linking Chelmsford to London and Southend. Chelmsford rail station is approx., 2 miles away with regular services to London Liverpool Street. Bus Services to Chelmsford city centre are from bus stops on Gloucester Avenue.

Moulsham Lodge is a busy shopping precinct within a residential area comprising 18 shops which include national retailers such as Co-Op, Subway, Day Lewis, Greggs and Coral together with smaller independent businesses. The shop is located on the busier side of the parade being next to the Co-Op supermarket.

132 Gloucester Avenue

This retail unit consists of a main trading area at the front. To the rear of the unit there is a w/c and kitchenette which leads onto a double garage which has large doors for access to the rear yard. Rear access is provided via the service road off Lucas Avenue. A large communal car park to the front of the unit is accessed from Gloucester Avenue for customer parking. The property was previously trading as a charity shop.

The premises benefits from a concrete floor with vinyl floor covering, suspended ceiling with lighting, multiple electrical sockets throughout. The kitchenette includes a sink and various wall and base units together with an electric water heater providing hot water.

132a Gloucester Avenue

The self contained maisonette is located on the 1st and 2nd floors and is accessed via a communal walkway. The property comprises large living room, and separate kitchen with stairs up to three bedrooms and a bathroom. There is a gas combination boiler providing heating and hot water. The lease will allow for the maisonette to be sublet on an assured shorthold tenancy agreement.

Accommodation

(all sizes approximate)

Retail Area

5.5m (18.03ft) x 10.9m (36.04ft)

Kitchenette

5.5m (18.03ft²) x 2.35m (7.71ft)

Storage

2.04m (6.71ft) x 3.56m (11.68ft)

Rear Store

4.8m (15.58ft) x 6m (19.55ft)

W/C

With sink and toilet

1.94m (6.46ft) x 2.0m (6.5ft)

Net Internal Area

(Not including toilets)

108.93m² (1172.631ft²)

Rear Yard

5.5m (18.03ft) x 4.13m (13.55ft)

Area: 22.71m² (244.5ft²)

Maisonette on 1st & 2nd floors

Kitchen, Living room, 3x bedrooms & bathroom.







Terms

The unit is available to rent under a Full Repairing and Insuring Lease for a period to be agreed at an initial rental of £25,000 per annum exclusive.

Deposit

A deposit of three to six months rent will be required to be held for the duration of the lease by the landlord subject to the receipt of satisfactory references.

References

The incoming tenant will be required to provide satisfactory references from their accountant, solicitor and current/previous commercial landlord. Photographic identification and proof of address is also required.

Planning

The property falls within Chelmsford City Council and can be used for purposes under the Use Class Order E. All tenants are to satisfy themselves with regard to the Use Class Order. The maisonette is to be used as a residential dwelling only.

Business Rates

The rates payable for the year 2022/2023 are estimated to be £6,237.50. Rateable Value will be £12,500. All applicants are advised to discuss any business rates queries with the Chelmsford City Council.

Council Tax

The property falls within Chelmsford City Council and is in council tax band B. For the period 2022/2023 the council tax payable would be £1,487.71.

Service Charge

£864.16 per annum, payable quarterly in advance subject to annual review.

VAT

N/A.

EPC

TBC

Viewings By appointment only.

Commercial Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

www.wdbproperty.co.uk

Contact

Thomas Dace MRICS
Chartered Surveyor

Email: thomas@wdbproperty.co.uk

Tel: 020 8886 4407