

FOR SALE

£127,500

elwell taylor



1 LOCKSIDE MARINA
CHELMSFORD
CM2 6HF

MODERN GROUND FLOOR
COMMERCIAL UNIT WITH
PARKING

- 409 SQ FT (38 SQ M)
- ATTRACTIVE WATERSIDE SETTING NEAR THE CITY CENTRE
- KITCHENETTE AND DISABLED WC

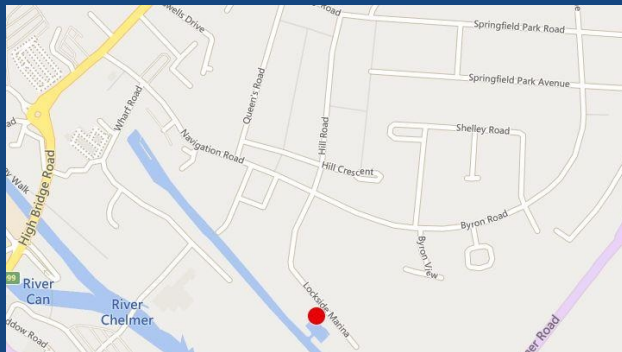
LOCATION

Lockside Marina is a residential complex situated adjacent to the Chelmer & Blackwater Canal, which offers an attractive waterside setting and offers easy access to Chelmsford city centre.

DESCRIPTION

The property is a ground floor commercial unit providing quality open plan accommodation incorporating a small kitchenette and w.c./disabled facilities. The space is carpeted throughout, benefitting from excellent natural light, electric storage heaters, and inset spot lighting.

There is one reserved parking space.



ACCOMMODATION

Net Internal Area: 409 sq ft (38 sq m)

TERMS

The property is for sale by way of a long leasehold interest at a guide price of £135,000.

The head lease was granted on 22nd December 2005 for a term of 125 years, with a current ground rent of £200 per annum, exclusive of all other outgoings.

The property is to be sold with vacant possession.

PRICE

£127,500

VAT

We understand the property is elected for VAT.

BUSINESS RATES

Rateable Value: £5,700

LEGAL COSTS

Each party to be responsible for their own legal costs.

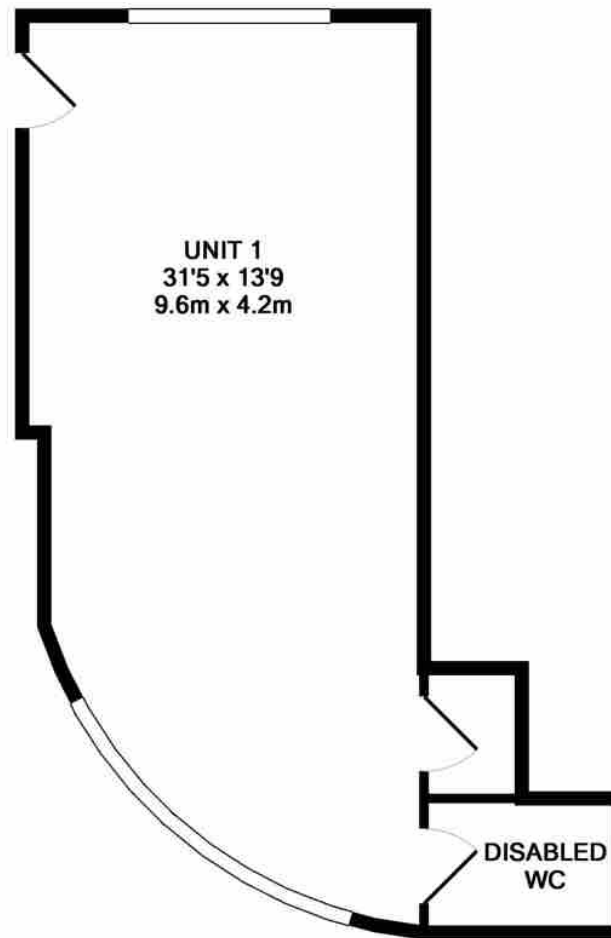
EPC

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VIEWINGS

Strictly by prior appointment with sole agents Elwell Taylor (01245 266088).





TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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