

# RETAIL UNIT - LEASE FOR SALE ASSIGNMENT OR SUBLEASE AVAILABLE CHELMSFORD - SPRINGFIELD ROAD, CM2 6JY

**Mason  
Partners**



## Location

The property is prominently located on Springfield Road in Chelmsford, a well-established and densely populated area to the east of the city centre. The location benefits from strong local footfall and good visibility, with Springfield Road forming a key arterial route linking residential neighbourhoods with Chelmsford city centre.

The surrounding area is predominantly residential, supported by a range of local retail, leisure, and community amenities, making the property well positioned for a variety of commercial uses. Chelmsford railway station and the city centre are both within easy reach, providing excellent connectivity to London and the wider Essex region.

## Accommodation

The premises are arranged over ground and first floor and the approximate floor areas are as follows:

Ground floor: 7,400 sq ft

First floor: 1,800 sq ft

## Tenure

The premises are available to sub – let by way of a new effective full repairing and insurance underlease, outside the security of tenure provisions of the Landlord and Tenant Act 1954, for a term to be agreed up to 30 June 2027.

## Rent

Upon application.

## Rating Assessment

Rateable Value - £153,062

## EPC

Energy Performance Asset Rating: B

## VAT

This property is VAT registered.

## Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in any transaction.

## Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

## Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>

## Viewing

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