

**Former Post Office,  
Burnham Road,  
Althorne,  
Chelmsford,  
Essex,  
CM3 6BU.**



**TO LET - FORMER POST OFFICE - RETAIL SPACE.  
3 BED HOUSE WITH INDEPENDENT OFFICE TO THE REAR.**



## Features:

- Off Street Parking
- Suitable for Various Uses
- Former Post Office
- Gas Central Heating
- Good Transport Links
- Located on a Busy Burnham Road

## Property:

A detached building consisting of a former Post Office / Retail Space to the front and a 3 bed detached house and an attached office to the rear. The 3 premises can be independently accessed and therefore could be sublet if required.



## Accommodation:

Post Office Approx. 866 sq. ft. measured on a NIA basis.

3 Bedroom House with WC & 3 Bathrooms.

Rear Office / Store 503 sq. ft. measure on a NIA basis.

## Rent:

£42,000. per annum

## Business Rates:

Interested parties are advised to seek verification from Chelmsford City Council on 01245 606805.

## EPC:

The current EPC rating is 56-C. Full copy of the EPC available upon request.

## Viewing:

By prior appointment with Matthew Parsons 01702 311143.

## Legal Fees:

Each party to bear their own legal costs.