

Double Retail
Unit

TO LET

CLASS E USE

86.49 m2 / 931 sq. ft

13-15 Baddow Road,
Chelmsford, Essex



Location

The premises occupy a prominent position on the northern side of Baddow Road, close to its junction of Moulsham Street and Parkway. Within the same parade are local independent retailers, **Meadows Shopping Centre** is located close by with occupants such as **Odeon Cinema, BHS, Wilko, Sports Direct** and several independent restaurant and bar operators.

Description & Accommodation

The shop currently used as a betting office is arranged over ground floor level only approx. sizes below:

Gross frontage	10m	33 ft
Net internal area	86.49 m2	931 sq. ft

Lease Terms

Available by way of a new lease by arrangement

Rent

Quoting rent is **£25,000 pax**

Rates

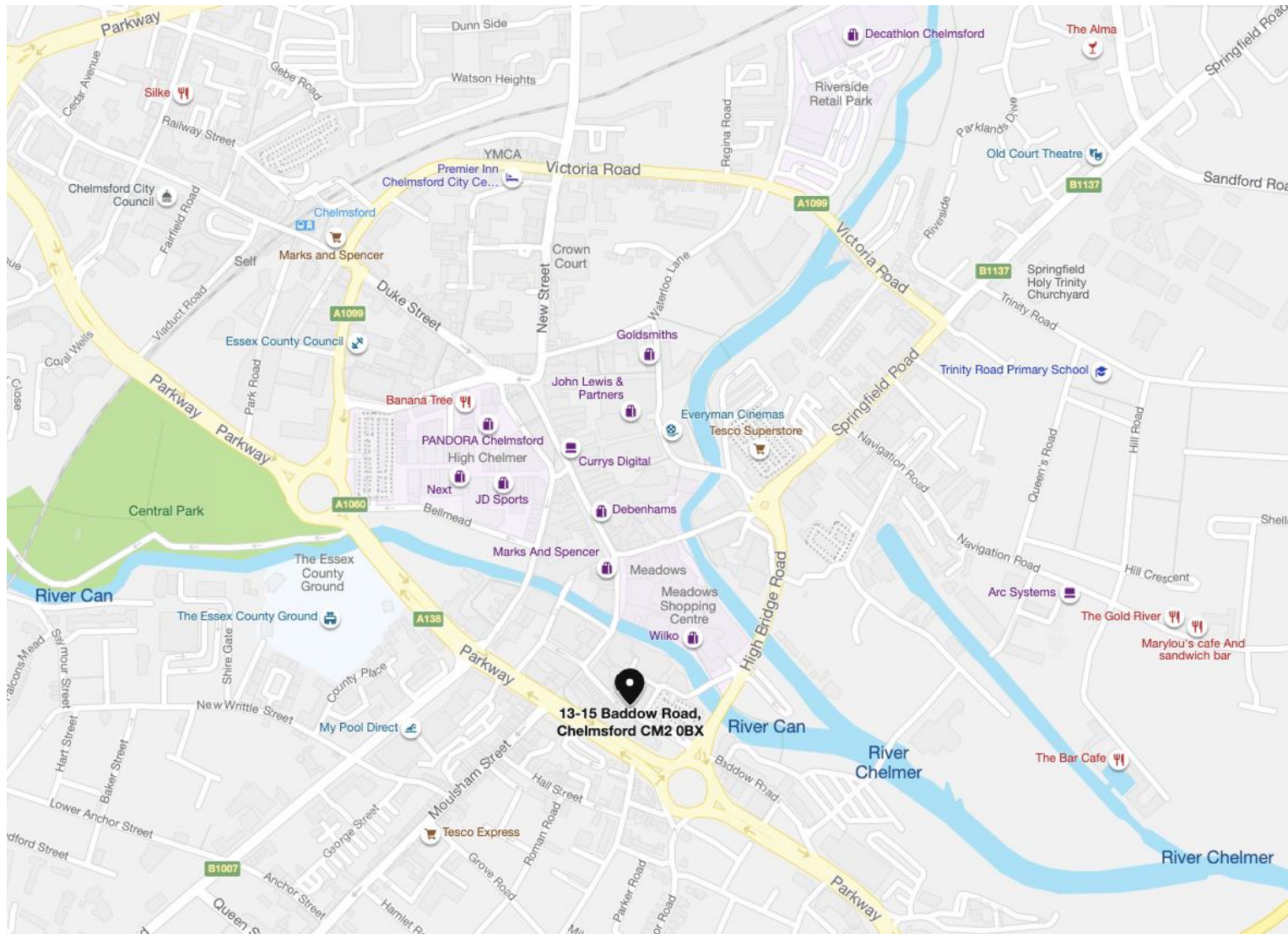
The property is listed in the Valuation Office Agency Rating List as follows:

Rateable Value	£38,750
Approx. rates payable (2018/19)	£18,600 pa

Legal Costs

The ingoing tenant is to pay for the landlords' reasonable legal fees.



**References:**

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

**Viewing strictly by appointment
via sole agents**

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