

elwell taylor

46 Viaduct Road
Chelmsford

£13,500 Per annum

721 sqft

- COMMERCIAL UNIT TO LET
- SUITABLE FOR A VARIETY OF USES
- CLOSE TO CHELMSFORD CITY CENTRE





46 Viaduct Road, Chelmsford

LOCATION

Viaduct Road is located immediately adjacent to Chelmsford mainline railway station, linking Duke Street and Parkway. Chelmsford city centre is a few minutes walk away.

The Arches in Viaduct Road contain a variety of independent retail and catering uses.

DESCRIPTION

The property comprises of a single commercial unit with a mezzanine floor, WC and rear access.

The property is open plan, with a glazed shopfront and electric security shutters.

The mezzanine floor benefits from lots of natural light via windows at first floor level front and back.

Allocated parking is available via separate negotiation.

ACCOMMODATION

Ground floor retail: 362 sq ft

Mezzanine: 359 sq ft

Total: 721 sq ft

TERMS

Available to let on the basis of a new full repairing and insuring lease for a term to be agreed.

Leases to be outside of the security of tenure provisions of the Landlord & tenant Act 1954.

RENT

£13,500 per annum + VAT exclusive

Deposit: Minimum of 3 months rent + VAT

BUSINESS RATES

RV: £7,500

2020/21 Rate in the £: 49.9p

Rates Payable: £3742.50 Per annum.

Small Business Rate Relief may apply and would result in nil rates payable.

LEGAL COSTS

£395 + VAT

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