

elwell taylor

57 Viaduct Road
Chelmsford

£14,000 Per annum

730 sqft

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





57 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..

The property is currently partitioned to provide reception area, 2 offices and WC, with a glazed shopfront and electric security shutters.

Allocated parking is available via separate negotiation.

ACCOMMODATION

Ground floor retail: 371 sq ft

Mezzanine: 359 sq ft

Total: 730 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

£14,000 pa + VAT

Deposit: Minimum of 3 months rent + VAT

BUSINESS RATES

RV: £6,900

2020/21 Rate in the £: 49.9p

Rates Payable: £3,443.10 Per annum.

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

LEGAL COSTS

£395 + VAT

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