



75 High Street

Chelmsford, CM1 1EJ

Prime Class E Opportunity

26,745 sq ft

(2,484.69 sq m)

- Prominent position on High Street
- Excellent trading position opposite The Range
- Rarely available large self contained unit

Summary

Available Size	26,745 sq ft
Rates Payable	£4.81 per sq ft
Rateable Value	£232,000
Service Charge	£0.62 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

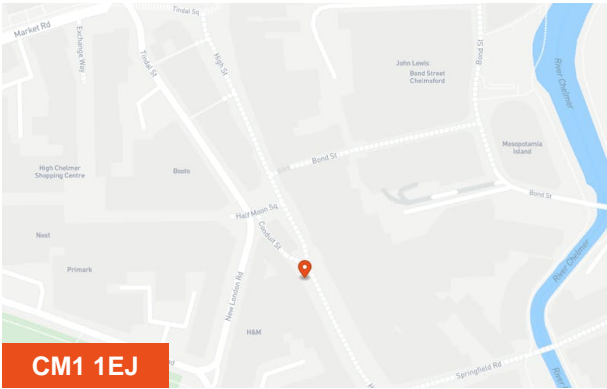
The premises occupy a prime trading location adjacent to EE and opposite The Range. Other nearby occupiers include Waterstones, Fraser Hart, M&S and McDonalds.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floors, comprising the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	9,219	856.47	Available
1st - Sales	12,520	1,163.15	Available
2nd - Ancillary/Sales	5,006	465.07	Available
Total	26,745	2,484.69	



Viewing & Further Information

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