



James ashley
commercial
property consultants

25-29 Springfield Road | Chelmsford | Essex | CM2 6JE
INVESTMENT/DEVELOPMENT OPPORTUNITY

25-29 Springfield Road | Chelmsford | Essex | CM2 6JE | FREEHOLD FOR SALE

- double fronted shop & self-contained office investment
- residential conversion opportunity
- total: 434.31 m² (4,675 ft²) net internal approx.
- income: £96,983 per annum (fully let)
- guide price: £950,000
- potential to create 10 flats via permitted development

DESCRIPTION

Mid terrace mixed use building arranged over the ground, first, second, third floors, with a small rear car park. The ground floor is currently trading as tea rooms.

The upper floors comprise 3 office floors, with separate access from the front of the building, currently fully let on a floor by floor basis and all on short-term leases. Vacant possession on all the upper floors can be obtained in March 2026.

Potential to convert the self-contained offices above into 6 x 2 bed flats via permitted development and possibly add additional floors, subject to planning.

LOCATION

Situated in a prominent position on the pedestrian end of Springfield Road in the town centre of Chelmsford, between the High Street and Bond Street (roundabout), and with the River Chelmer facing the rear of the building.

Neighbouring occupiers include; Mr Simms, Pure Gym, Bck Yrd Golf, Slug & Lettuce, Warhammer, Zizzi, The Entertainer, Kaspas, Nandos, Walkabout, Wildwood, Ultimate Outdoors and TGI Fridays, together with a good mix of other independent and local traders.

Chelmsford mainline railway station is within walking distance, providing services to London Liverpool Street, Ipswich, Colchester, Braintree and Clacton on Sea.

There are also various buses serving the immediate area, located nearby on New London Road.

TENURE

Freehold, with the benefit of the commercial Leases (the upper floors are short-term and excluded from the Landlord & Tenant Act) and one Licence Agreement allowing a neighbouring tenant access through the rear car park. Contact us for a link to our data room.

FURTHER INFORMATION

Contact the vendors sole selling agents: -

Ashley Brudenell or James Stefanopoulos



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.