



- double fronted shop & self-contained office investment
- residential conversion opportunity
- total: 434.31 m² (4,675 ft²) net internal approx.
- income: £77,983 per annum
- 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 let on a floor by floor basis and all on short-term leases (top floor vacant - ERV £19,000 per annum). 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

