

**56 Duke Street
Chelmsford**

**Offers in excess of
£350,000**

1409 sqft

- FOR SALE - THREE
INTERCONNECTED GROUND
FLOOR RETAIL UNITS WITH
VACANT POSSESSION AND
GROUND RENTS
- DUAL FRONTAGE
- GLAZED SHOPFRONTS



LOCATION

The property is located on the corner of Duke Street and Broomfield Road, a popular retail area with a mixture of uses located nearby including a wide range of shops.

The property is located opposite the Chelmsford Borough Council Offices and the bus station terminal and is a short walk from Chelmsford mainline railway station and the High Street.

DESCRIPTION

Available for sale are three interconnected ground floor retail units with vacant possession. These could be let/occupied as a whole or as individual units.

The units have a glazed shopfront, concrete floors, and plastered walls. Unit 1 has a kitchenette and WC. Unit 2 benefits from a disabled WC and suspended ceiling with inset lighting. Unit 3 has a suspended ceiling with inset lighting and an area where a WC can be fitted.

The shops front onto a busy junction to which the right unit has a dual frontage.

ACCOMMODATION

Unit 1 - 315 sq ft (29.3 sq m)

Unit 2 - 796 sq ft (74.0 sq m)

Unit 3 - 298 sq ft (27.7 sq m)

Total - 1409 sq ft (130 Sq m)

GROUND RENTS

This freehold includes the ground rents of the 8 flats above the shops which each break down as follows:

£200 p/a for the first 25 years, then increasing to £500 and doubling every 25 years.

TERMS

The freehold interest is available, offers in excess of £350,000 will be considered.

BUSINESS RATES

The property is not currently assessed for business rates.

LEGAL COSTS

Each party to be responsible for their own legal costs.





56 Duke Street, Chelmsford

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