

Investment for Sale

Semi-detached Building

861sq ft (80sq m) approx GIA (*given not measured)

153 Springfield Road
Chelmsford, CM2 6JP

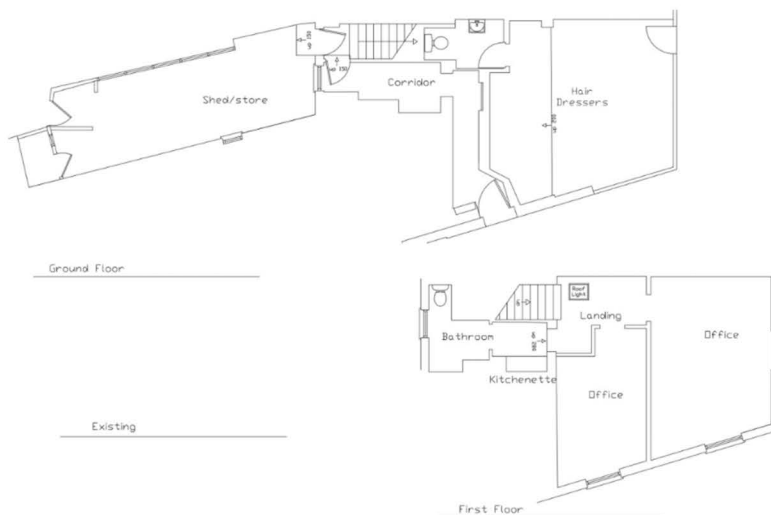


*Class E Planning

*Potential Class E to rear of ground floor

*Freehold

*Close to Railway Station & City Centre



*indicative floor plans only

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The premises is split into separate rating assessments.

EPC

Rating B 49

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Jim Dewar

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LOCATION

153 Springfield Road is located a short walk from Chelmsford City Centre as is too the Railway Station (London Liverpool Street journey time approximately 35 minutes)

DESCRIPTION

The property comprises a semi-detached 2 storey building prominently located on junction of Springfield Road and Meadowside. The ground and first floors are currently occupied and under lease to a barber shop with a ground floor rear suite, subject to planning permission, which could be used as a beauty or hair salon and increase the annual income rent. Details of the current leases are available on request.

ACCOMMODATION

Ground Floor Rear	232 sq ft	(21.6 sq m)
Ground Floor Front	311 sq ft	(28.9 sq m)
First Floor	318 sq ft	(29.5 sq m)
Total	861 sq ft	(80 sq m)

TENURE:

The premises is available for sale freehold as an investment property.

RENT:

Offers invited in the region of £430,000 subject to contract



rightmove

zoopla



DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

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