

# FOR SALE

GUIDE PRICE £430,000

# elwell taylor



2 BEEHIVE LANE  
CHELMSFORD  
CM2 9SX

FOR SALE

- SHOP/OFFICE WITH VACANT POSSESSION
- FIRST FLOOR FLAT CURRENTLY LET ON AST
- PRIVATE REAR CAR PARK
- CLOSE TO CHELMSFORD CITY CENTRE

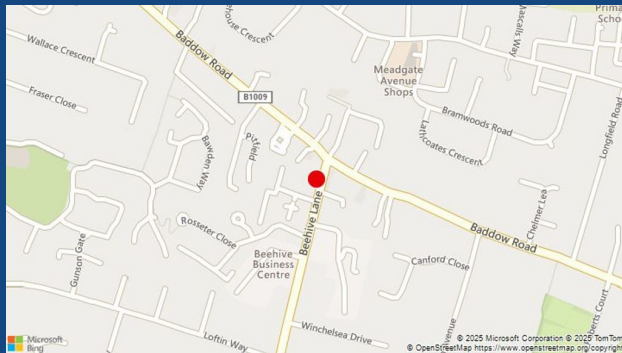


## LOCATION

The property is situated on Beehive Lane, Great Baddow, close to the Baddow Road junction, and is situated just down the road from the popular Beehive Business Centre and within easy access of Chelmsford city centre and the A12.

## DESCRIPTION

The property comprises a ground floor commercial unit, which has most recently been used as a Podiatry Clinic, as well as as self-contained, 1-bed flat at first floor level, which is currently let on an AST, generating an income of £725pcm. Internally the ground floor unit is set out as a clinic, with two treatment rooms at the front, a reception in the middle, and to the rear a kitchenette, storeroom, and WC. the space could be opened out to suit either retail or office occupiers. Otherwise it currently benefits from a fully glazed frontage, vinyl flooring, and access via either a front or side personnel door. There is a large return frontage and potential for the sale of advertising space. To the rear of the property is a garage, further car parking spaces, and access to the flat.



## ACCOMMODATION

Ground Floor: 498 sq ft (46.3 sq m)

First Floor: 1 Bed Flat, with Kitchen, Bathroom, and Living Room.

## CAR PARKING

6 spaces

## TERMS

The property is available as a freehold interest, subject to the AST letting of the first floor apartment, at a guide price of £430,000.

## PRICE

Guide Price £430,000

## VAT

We understand the property is not elected for VAT

## BUSINESS RATES

RV: £7,400 2025/26

Rate in the £: 49.9p

Rates Payable: £3,692.60 per annum

Small Business Rate Relief may apply and would result in nil rates payable.

Council tax information for the flat available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

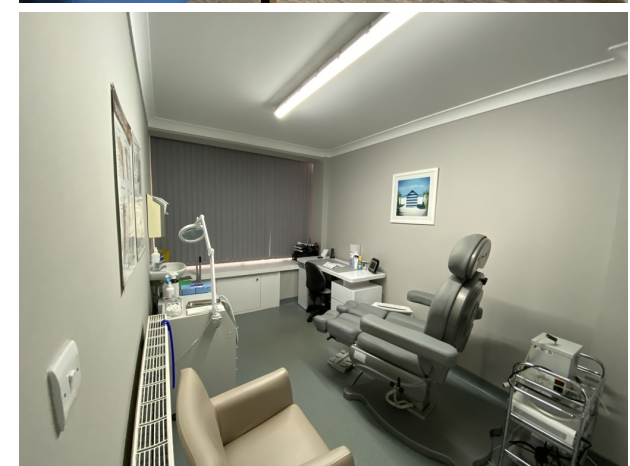
## EPC

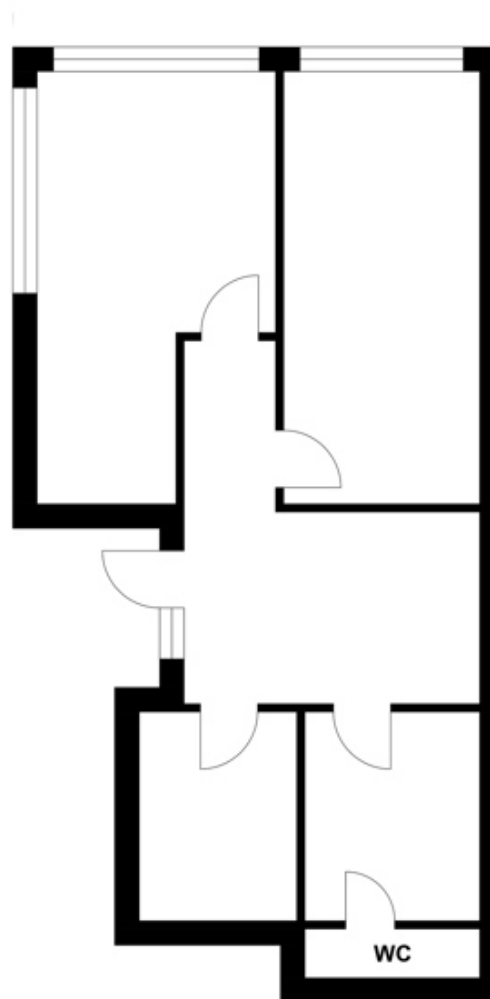
Ground Floor: TBC

First Floor: D (59)

## VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.