

# CHELMSFORD FREEHOLD BUILDING FOR SALE 753ft<sup>2</sup> (70m<sup>2</sup>) approx

Walking distance from city centre and railway station

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## 156 Moulsham Street Chelmsford CM2 0LD

### DESCRIPTION:

156 Moulsham Street is an attractive Grade II Listed 2-storey timber framed semi-detached building constructed circa 1800. The premises is rendered to the first floor with hornless 2-pane sash window, a flat topped attic dormer window under a gambrel GEG tiled roof. There are molded cornices over the shop front.

Internally the ground floor, with a shop front width of 3.1m has wooden floors and with the main area offering 35m<sup>2</sup> of trading area (approx 12.5m deep) tapers to the back of the premises and a rear area which includes a yard (no rear access) which has been partially roofed to extend the ground floor area.

Stairs to the first floor, where the WC is located, offers an area of approx 26m<sup>2</sup> which boasts timber beams and the sash window that overlooks Moulsham Street. There is a storage area, with a dormer window, which can be accessed via a ladder. EPC to be commissioned. The freeholder will continue to trade from number 157.

**PRICE:** £280,000 no VAT applicable

**RATEABLE VALUE:** £11,750 - nil rates payable for eligible occupier

### LOCATION:

156 is located on the western side of Moulsham Street a popular secondary trading location with on street parking. The main shopping facilities of Chelmsford City Centre are within a 10-minute walk, Chelmsford Station, offers a mainline train service to London Liverpool Street (35 mins)

### TERMS AND CONDITIONS:

Available for sale freehold subject to contract.

### PARKING:

There is long and short term parking available in George Street car park as well as free 1 hour parking in Moulsham Street including outside the premises.

### VIEWING:

Strictly by appointment with Robert Dewar Associates on 01245 350160

## 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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