

162 Moulsham Street Chelmsford, Essex CM2 0LD

lot 81

Freehold Retail Investment

- Entirely let to Individual (t/a Rumour Hair)
- Located on Moulsham Street, one of Old Chelmsford's main shopping thoroughfares
- Nearby occupiers include Tesco Express, Subway and KFC
- Benefits from rear yard

Rent
£16,000
per annum
exclusive



On behalf of Joint
Fixed Charge Receivers

Location

Miles: 24 miles south-west of Colchester
37 miles north-east of London

Roads: A138, A12, M25 (Junction 28), M11 (Junction 7)

Rail: Chelmsford Railway Station (35 minutes to Liverpool Street)

Air: Stansted Airport

Situation

The property is situated within Chelmsford town centre on Moulsham Street which provides a variety of both independent and national retailers. Nearby occupiers include Tesco Express, Subway, KFC and the Post Office.

Description

The property is a two storey, mid terrace retail unit comprising ground floor retail accommodation with storage accommodation on the first floor. The property also benefits from a rear extension and yard.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	51.70 sq m (556 sq ft)	INDIVIDUAL (t/a Rumour Hair) (1)	6 years from 01/03/2009 on a full repairing and insuring lease	£16,000	28/02/2013 (2)
First	Ancillary	32.60 sq m (351 sq ft)				
Totals		84.30 sq m (907 sq ft)			£16,000	

(1) Rumour Hair is an established salon situated in the heart of old Chelmsford. (Source: www.rumour-hair.com 19/09/2014)

(2) The 2013 rent review is outstanding.

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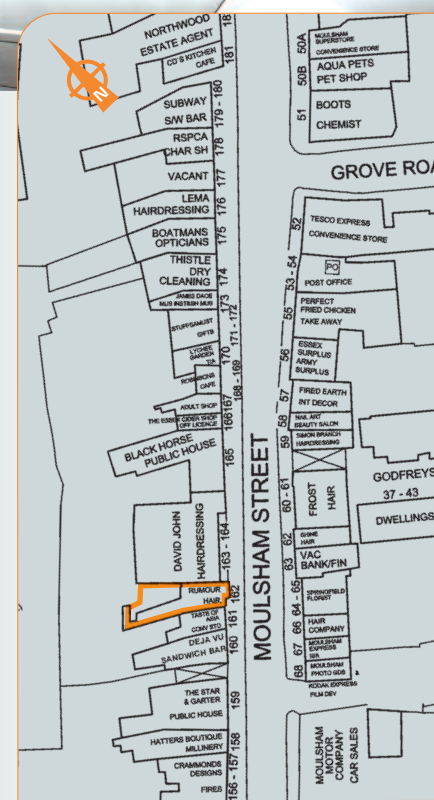
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