



Kiosk - Chelmsford Station

TO LET - KIOSK

Chelmsford Station
CM1

Purpose built retail kiosk suitable for florist or specialist retail use.

Location:

Chelmsford Station is located in the city of Chelmsford and is within close proximity to the city centre. The Station serves London Liverpool Street and Stratford, as well as a number of destinations including Braintree, Clacton-on-Sea, Colchester Town, Ipswich and Norwich.

Chelmsford is one of the most used stations in East of England. *The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of 8.6 million for 2019/20.

8.6m +

Annual station footfall*

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Danny's Florist

Grab & Go Food | Flowers | Accessories | Beauty | Hair | Clothes | Books

Property:

Self contained retail kiosk with perspex roller shutter.
Power can be upgraded to 63Amp supply if required.
Well located on main station concourse.

Unit Size:

Ground Floor: 7 sq.m.

77 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

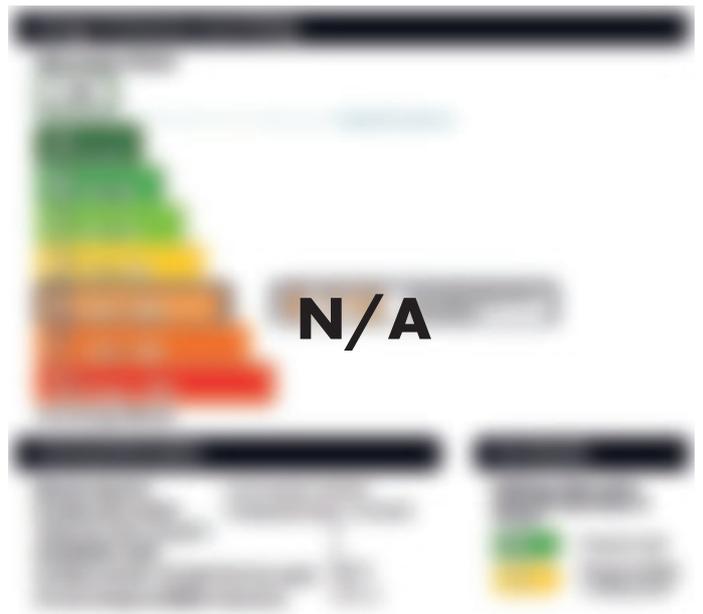
To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

EPC:



Inspection:

Viewings can only be made with prior arrangement by contacting

James Taylor

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