



Ayers & Cruiks

COMMERCIAL

**A1, A2 & A3 PREMISES
GREAT BADDOW
1,274 SQ FT (118 SQ M)**

TO LET



7a The Vineyards, Great Baddow, Chelmsford, Essex CM2 7QP

- **Established retail / office development**
- **Adjacent car park facilities**
- **Benefitting A1, A2 & A3**
- **Neighbouring occupiers include Natwest, William Hill, Co op and Greggs**
- **New lease available**
- **Rent £34,500 per annum exclusive**

86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

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DESCRIPTION AND LOCATION

Retail/office premises situated at the heart of the Vineyards shopping precinct, close to Great Baddow Town Centre.

The unit comprises open ground floor sales area, with direct access to basement storage and male and female w/c facilities.

Further benefits include ample car parking, heavy foot traffic and neighbouring occupiers including Natwest, William Hill, Martin's, Co-op and Greggs.

ACCOMMODATION

Ground floor: 1,274 sq ft
Basement: 274 sq ft

TENURE

Leasehold

TERMS

New Full Repairing and Insuring Lease, for a term to be agreed

RENT

£34,500 per annum exclusive, plus VAT if applicable.

BUSINESS RATES (2018/2019)

Interested parties are advised to confirm the rating liability with the local council.

LEGAL COSTS

Ingoing party to be responsible for landlord's reasonable legal costs.

VIEWING

Strictly by prior appointment with the landlord's appointed agent:



Ayers & Cruiks
01702 343060



Misrepresentation Act 1967

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Subject to contract & plus VAT if applicable.