

Commercial and Residential Unit - To let



44 The Green Writtle, Chelmsford, Essex, CM1 3DU

Rent: £29,500 Per Annum Exclusive

1807 Sq.Ft (168 Sq.M)

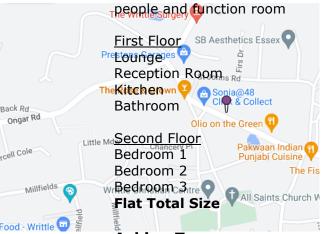
- Ground Floor Tea Rooms
- Newly Refurbished First & Second Floor Three Bedroom Flat
- Period Building
- Large Walled Garden
- Alternative Uses May Be Considered (STP)

Property Details Photographs

Location Accommodation

The property is located in the desirable village of Writtleundtheredge of Chelmsford. 493 Sq.Ft The property Restaurant popular village green 107 Sq.Ft with its duck with its duck with its duck with its duck with an arrival and car parking, only a short distance from Chelmsford town centre and the large residential catchment of same. 236 Sq.Ft 836 Sq.Ft (77 Sq.M)

The A414 is a short distance to the west which can seat around 30



3 .8m x 5.0m 3.8m x 3.8m 4.4m x 2.4m 1.5m x 4.0m

> 4.8 x 3.8m 4.0 x 2.0m 2.5 x 4.0m

971 Sq.Ft (90 Sq.M)

Asking Terms

The property is available by way of a new Full Repairing **Descriptio** ase outside of the landlord and tenant act. Term of years An attractive semi-agreed with environment reviews.

benefiting from the glazed shop front and extension to the right hand sider the Power by all costs throughout the includes timber floor bank death the back and a kitchen to the right-hand side rear. This leads to a function in the back and an attractive walled groperty benefits from an established Class E use.

Interested parties are advised to contact Chelmsford City

There is a throughtidonoon 21/45 1606 8206 on the

first and second floor. The property has been fully refurbished complete with new carpets. The property is listed on the VOA with a rateable value of plastered and payoffed walls and electric wall heaters. The entrance up to the first floor is to

the side of the new your Performance Certificate

The property ground floor property has an EPC with the rating of 38B. The Flat is yet to be assessed for an EPC £29,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.



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