

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 Writtle on the edge of Chelmsford. The property fronts the popular village green with its duck pond and car parking, only a short distance from Chelmsford town centre and the large residential catchment of same.

Ground Floor	493 Sq.Ft
Restaurant	107 Sq.Ft
Kitchen	236 Sq.Ft
Store	
Total Size	836 Sq.Ft (77 Sq.M)

The A14 is a short distance to the west. NB. There is also a garden which can seat around 30 people and function room



First Floor	
Lounge	3.8m x 5.0m
Reception Room	3.8m x 3.8m
Kitchen	4.4m x 2.4m
Bathroom	1.5m x 4.0m

Second Floor	
Bedroom 1	4.8 x 3.8m
Bedroom 2	4.0 x 2.0m
Bedroom 3	2.5 x 4.0m
Flat Total Size	971 Sq.Ft (90 Sq.M)

Asking Terms

The property is available by way of a new Full Repairing lease outside of the landlord and tenant act. Term of years to be agreed with upward only rent reviews.

Description

An attractive semi-detached period building benefiting from a double-glazed shop front and extension to the right-hand side. The property includes timber floorboards, WC at the back and a kitchen to the right-hand side rear. This leads to a function room at the back and an attractive walled garden.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property benefits from an established Class E use. Interested parties are advised to contact Chelmsford City Council on 01245 606826

Business Rates

The property is listed on the VOA with a rateable value of £12,000

Energy 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 rating.

Rent

£29,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.



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