



6 The Green, Writtle, Chelmsford, CM1 3DU

Asking Price - £700,000

- Detached Shop and First Floor Accommodation
- Two Offices within the Shop along with Kitchen, Storeroom and WC
- Residential Lounge/Diner, Kitchen WC, Four Bedrooms and Bathroom
- 30` Garage
- Walled Garden
- Overlooking Village Green
- Full Vacant Possession

Accommodation

The property comprises the following approximate Nett internal areas:

Ground Floor Shop	1,154 sq.ft
Ground Floor Residential	572 sq.ft
First Floor Residential	698 sq.ft
Total:	<u>2,424 sq.ft (225.2 sq.m)</u>



Location and Description

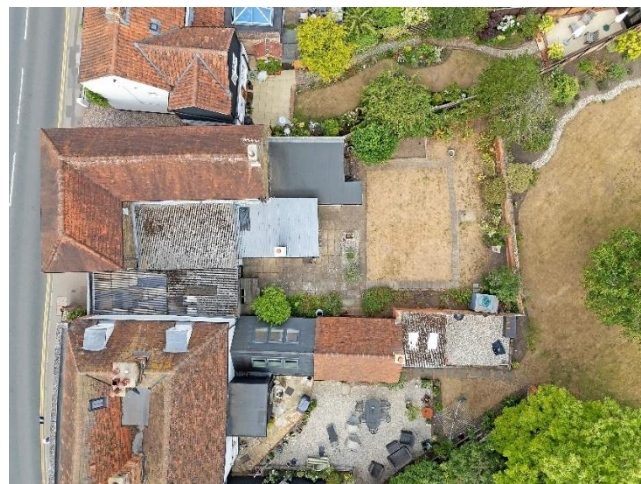
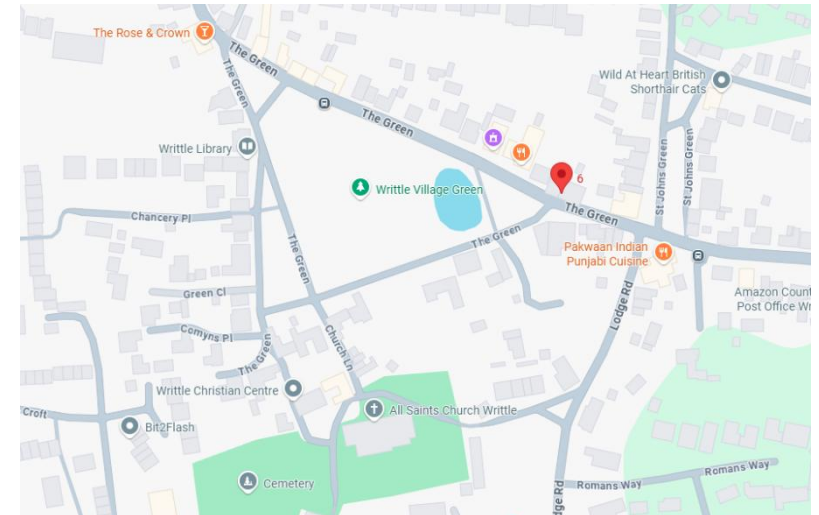
The property is nestled in a quintessential Essex village setting, overlooking Writtle Green, a picturesque street in Writtle, a historic village about 1 mile west of Chelmsford, which has a population of circa 182,000.

Offering a prime commercial space with a four-bedroom flat above, in the heart of the bustling city centre, this property presents a unique opportunity for businesses seeking a prestigious location. Boasting a versatile layout, the property can cater to a range of requirements, whether for retail, offices, or a combination of both. The spacious interior is flooded with natural light, creating a bright and inviting atmosphere for both employees and customers.

Situated in a sought-after area with high footfall, this property benefits from excellent visibility and accessibility, making it ideal for businesses looking to establish a strong presence in the market.

With its modern design and prime location, this property is a rare find and promises to be a lucrative investment for the discerning entrepreneur.

Location Plan



Town Planning

The property has Retail Use and is considered for a range of commercial uses subject to planning. Interested parties should make their own investigations with Chelmsford City Council on 01245 606606.

Rateable Value

The ground floor shop appears in the Valuation List with a Rateable Value of £13,750 and the residential flat falls under Council Tax Band C.

Asking Price

The Freehold is available at an asking price of **£700,000**

VAT

The property is not subject to VAT.

Legal Fees

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

EPC

The commercial element of property requires reassessment for an EPC and the residential flat benefits from a rating of E47.

Energy rating and score

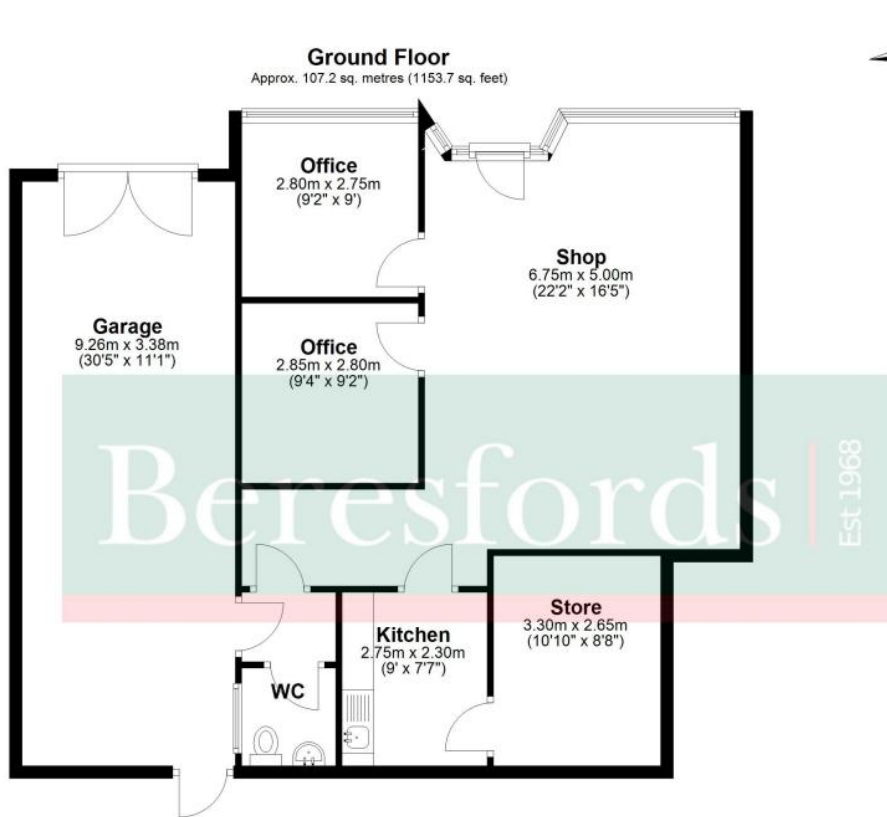
This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		







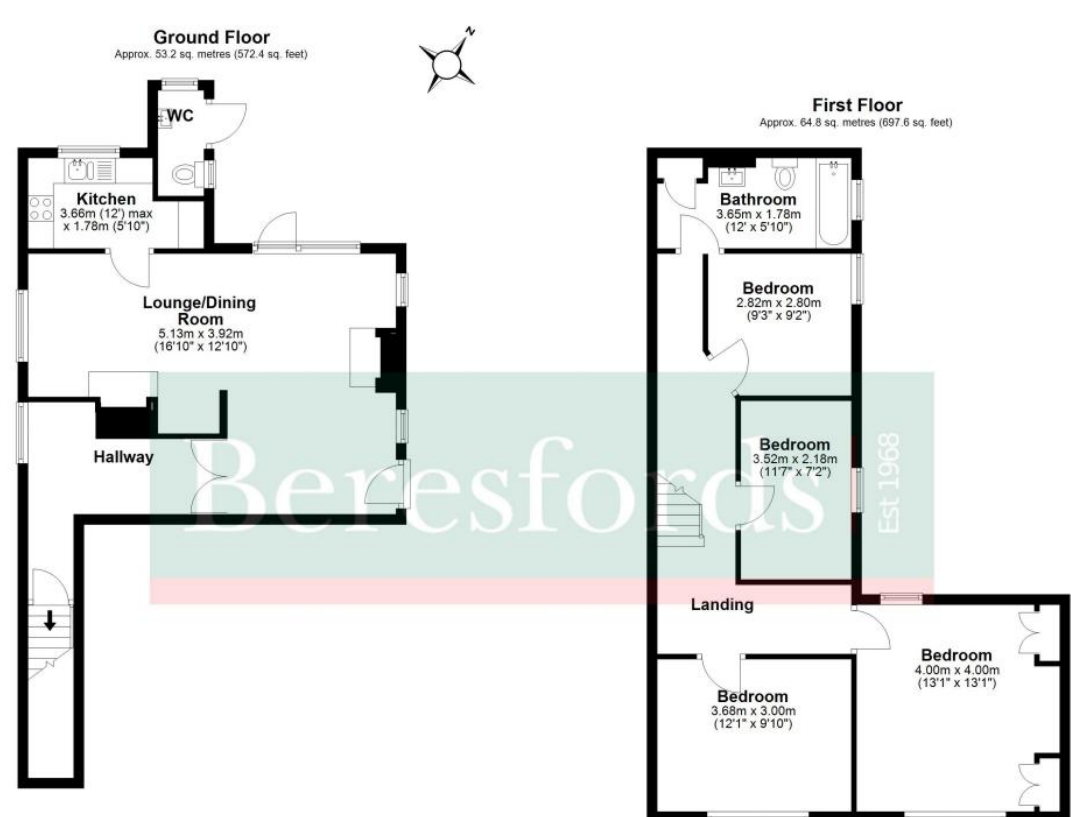
Total area: approx. 107.2 sq. metres (1153.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□



Maria Newman
m.newman@whybrow.net
01206 577667



Total area: approx. 118.0 sq. metres (1270.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667