01206 577667
www.whybrow.net

Whybrow

FOR SALE

Retail Shop with Offices above - For Sale



28 Broomfield Road, Chelmsford, CM11SW

Guide Price - £350,000

Location

The property is prominently located on Broomfield Road, approximately 1 mile north of Chelmsford city centre, which offers a wide range of shops, cafés, restaurants and leisure facilities. Chelmsford Railway Station provides direct services to London Liverpool Street in approximately 35–40 minutes.

The property also benefits from excellent road connectivity, with the A12 approximately 2 miles away, providing easy access across Essex and towards London.

Description

A rare opportunity to acquire a well-positioned mixed-use property on Broomfield Road, Chelmsford.

The property comprises a ground floor commercial/retail unit together with office space over two floors, offering potential for a variety of uses subject to the necessary consents. The property benefits from substantial customer parking and an excellent location close to Chelmsford Railway Station, providing strong accessibility and convenience.

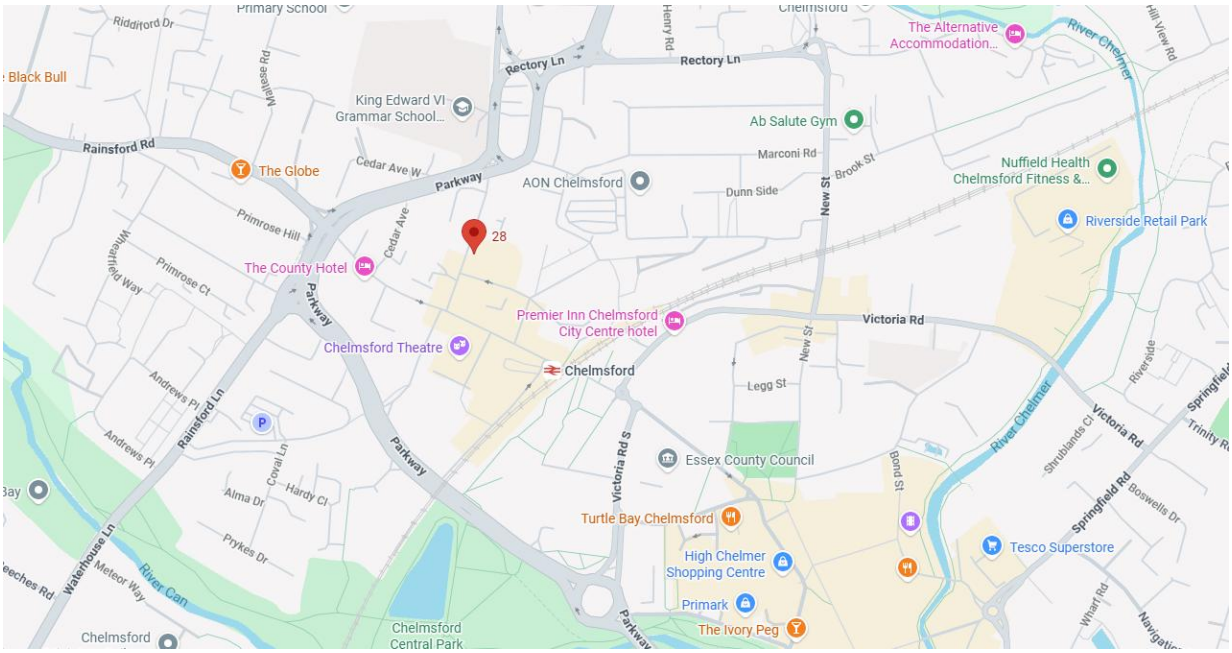
An attractive opportunity for owner-occupiers, investors or businesses seeking a versatile mixed-use property in a well-connected location.

Accommodation	**Sq. ft**
Ground Floor Retail	326
Ground Floor Store	65
Ground Floor Kitchen	121
First Floor Office	183
First Floor Kitchen	115
Second Floor Office	183
Second Floor Office	151

Total – 1,144 Sq. Ft

The property is available *for sale freehold*. We are seeking offers in the region of

£350,000



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

Planning
The properties benefits include Class E Use. Interested parties are advised to make their own enquiries to Chelmsford City Council on 01245 606606

VAT
The property is elected for VAT

Business Rates
The property appears on the Valuation List with a Rateable Value of £13,750

Energy Performance Certificate
The property has an EPC Rating of 89D Expired.

06.10.2026

This certificate has expired. You can get a new certificate.

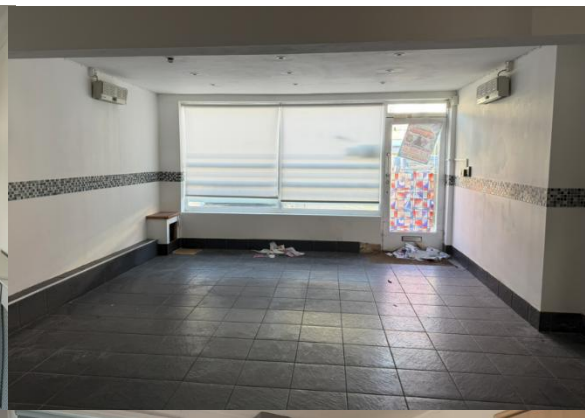
Nicole's
28 Broomfield Road
CHELMSFORD
CM1 1SW

Energy rating
D

This certificate expired on	Certificate number
13 December 2021	9464-3062-0795-0790-7591

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	45 square metres









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Misrepresentations Act 1967

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