

# Mixed Commercial/Residential Investment Freehold for Sale



74/74a Moulsham Street, Chelmsford, Essex, CM2 0JA





- **Ground Floor- 41.8sq.m(450 sq. ft)**
- **Self Contained First Floor 2 Bedroom Flat**
- **Demised Car Parking**
- **Current Rental Income £23,382 per annum exclusive**
- **Freehold Offers in the Region of £390,000 subject to the occupational lease/tenancy**

### Accommodation

The property has the following dimensions and net internal floor areas:

Ground Floor Shop	
Internal Width	5.5 m
Shop Depth	10m
Sales Area	35.9 sq. m
Kitchen	5.9 sq. m
WC's	
Net Internal Area	41.8 sq. m (450 sq. ft)

External stairs to:

First Floor Flat	
Inner Lobby	2.34 m x 1.46 m
Lounge	2.65 m x 4.2 m
Bedroom 1	2.32 m x 3.3 m
Bedroom 2	2.44 m x 2.87 m
Kitchen	2.8 m x 2.58 m
with 4 ring electric cooker, work surfaces, cupboards under.	
Bathroom	1.76 m x 2.47 m

## Location

Chelmsford, the County city of Essex has a resident population of circa 184,000 people and benefits from direct road links via the A12 to the M25 (J.28) and rail links into London Liverpool Street with a fastest journey time of 38 minutes.

## Description

The property is located in a secondary trading location on the corner of Hamlet Road. It comprises a well fitted corner shop with fitted kitchen and WC facilities and a self contained flat accessed from the side road via an external staircase. The flat comprises a small entrance lobby, kitchen, lounge, two bedrooms and bathroom

The shop benefits from timber laminate floors, plastered and painted walls with fitted kitchen and 2 WC's, the flat benefiting from suspended floors with fitted carpeting and linoleum to the kitchen, papered walls, artex ceilings, sash double glazed windows and a loft hatch.

## Tenure

Ground Floor – Let to Shaun Candler trading as McCartney Sales and Lettings for a period of 7 years from 26/08/2023 at £13,100 per annum exclusive. The demise includes 2 car parking spaces to the rear of the property and there is an upward rent review at year 5.

The flat is let to Mr B Besimler by way of an assured shorthold tenancy at £795 per month, payable monthly in advance.

1 car space is let to an adjoining occupier at £1,200 per annum, payable 6 monthly in advance.







## Terms

Freehold offers of £390,000 are sought for our client's valuable freehold interest subject to the occupational lease/tenancy.

## Town Planning

We understand that the ground floor shop benefits from a class A2 (financial services (now class E)) use, and the first floor flat for residential purposes. Interested parties should make their own investigations of Chelmsford City Council on 01245 606606.

## Rateable Value

The ground floor shop appears in the Valuation List with a Rateable Value of £7,200.

## VAT

The property is elected for VAT.

## Legal Fees

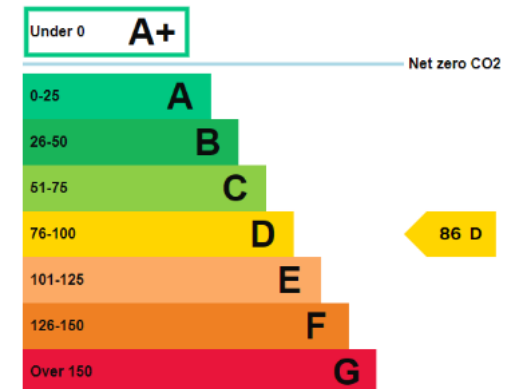
Each party is to bear their own legal costs throughout the course of any transaction.

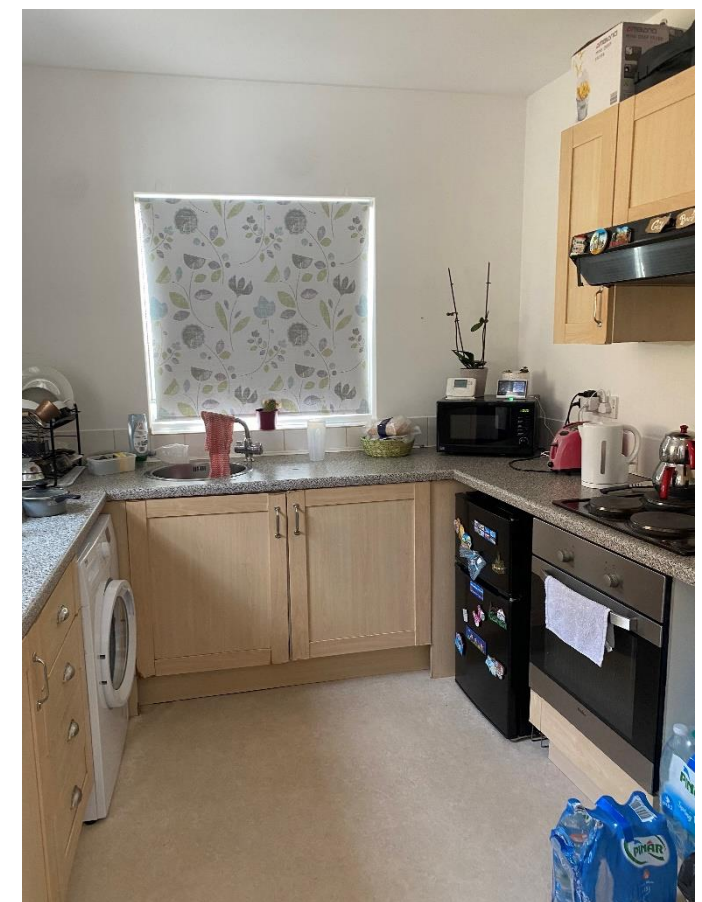
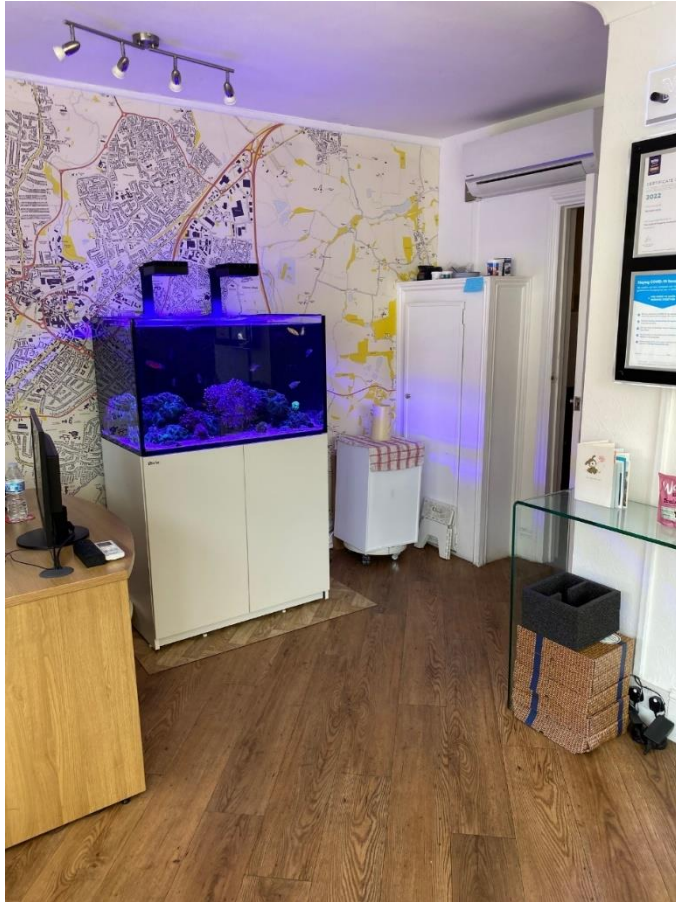
## EPC

The property has an EPC Rating of: D86

## Viewing

Strictly by prior appoint with the sole agents, Whybrow Chartered Surveyors.





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