



**AVAILABLE TO LET**

Retail Unit on an Established Local Neighbourhood Centre

14 Monks Mead, Bicknacre, Chelmsford,  
Essex, CM3 4EU

**RENT**

**£12,000**

per annum exclusive \*NOT ELECTED TO VAT\*

**AVAILABLE AREA**

**656 sq ft**

[60.96 sq m]

## IN BRIEF

- » Return glazed retail frontage
- » Not elected to VAT
- » Exempt from business rates subject to individual circumstances
- » Open plan studio accommodation with treatment rooms

## LOCATION

14 Monks Mead forms part of a local neighbourhood parade of shops located centrally in the village of Bicknacre. The village lies approximately 6 miles southeast of Chelmsford and 4 miles from the A130/A12 interchange, offering good communications and giving direct access to the M25 via Junction 28 located approximately 20 miles away.

## DESCRIPTION

The property comprises predominantly open plan, ground floor studio accommodation with three partitioned treatment rooms, kitchen, WC, and ancillary/storage space.

The property benefits from a return glazed frontage and surface mounted LED lighting. The property is heated by way of gas fired central heating.

To the rear there is a parking/loading area with on street parking in the vicinity.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Studio:	317 sq ft	[29.41 sq m]
» Treatment Room 1:	44 sq ft	[4.08 sq m]
» Treatment Room 2:	64 sq ft	[5.96 sq m]
» Treatment Room 3:	42 sq ft	[3.90 sq m]
» Kitchen:	77 sq ft	[7.16 sq m]
» Ancillary:	112 sq ft	[10.45 sq m]
» <b>Total:</b>	<b>656 sq ft</b>	<b>[60.96 sq m]</b>



## SERVICES

We understand the property is connected to mains water, drainage, electricity and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## LOCAL AUTHORITY

Chelmsford City Council

T. 01245 606606

## SERVICE CHARGE

There will be a service charge towards the upkeep of the scheme. Further details are available upon request.

## EPC

D - 76

## BUSINESS RATES

The property is entered into the Valuation Office Agency rating list with a rateable value of £8,900 (2026/27).

The property may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to make their own enquiries.

## TERMS

The property is available to let on a new, effective full repairing and insuring lease by way of a service charge at an annual rent of £12,000 per annum exclusive.

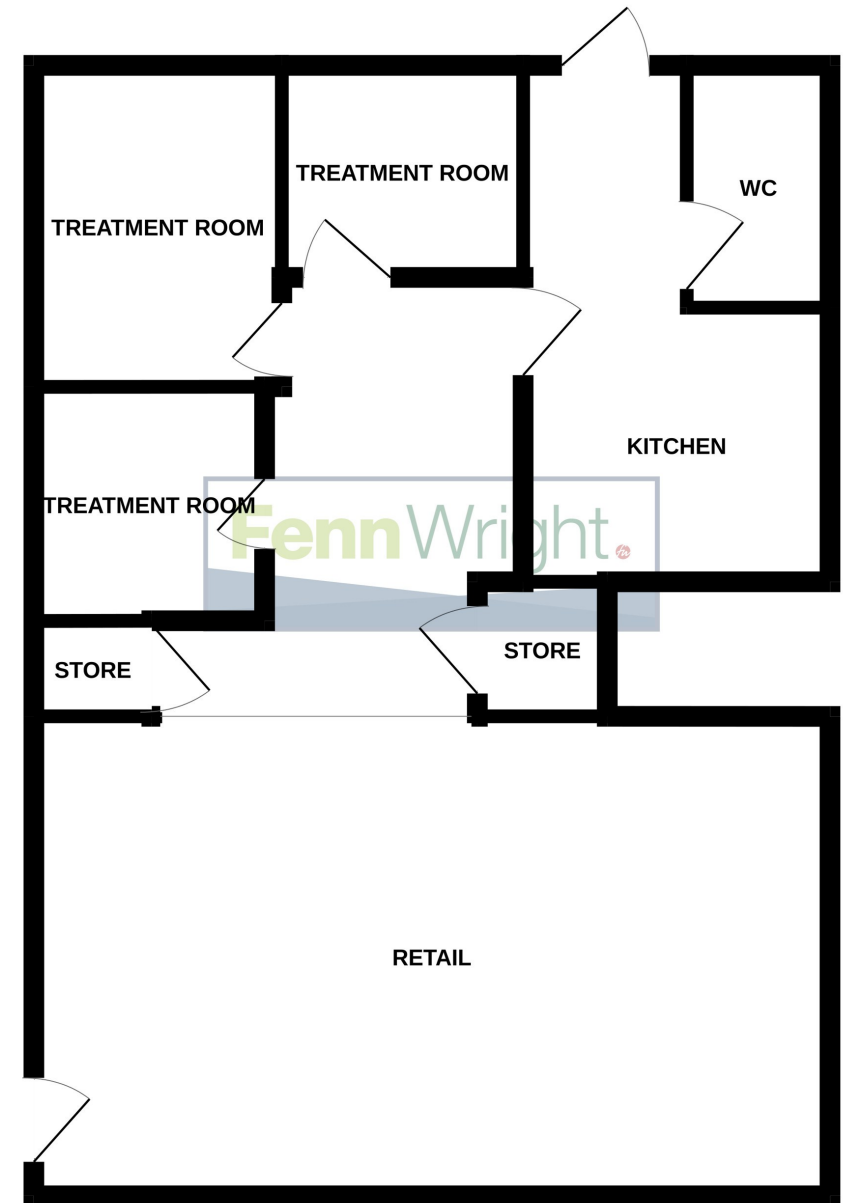
## VAT

We understand that the property is not elected to VAT.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## Floorplan - Not to Scale and for Indicative Purposes only



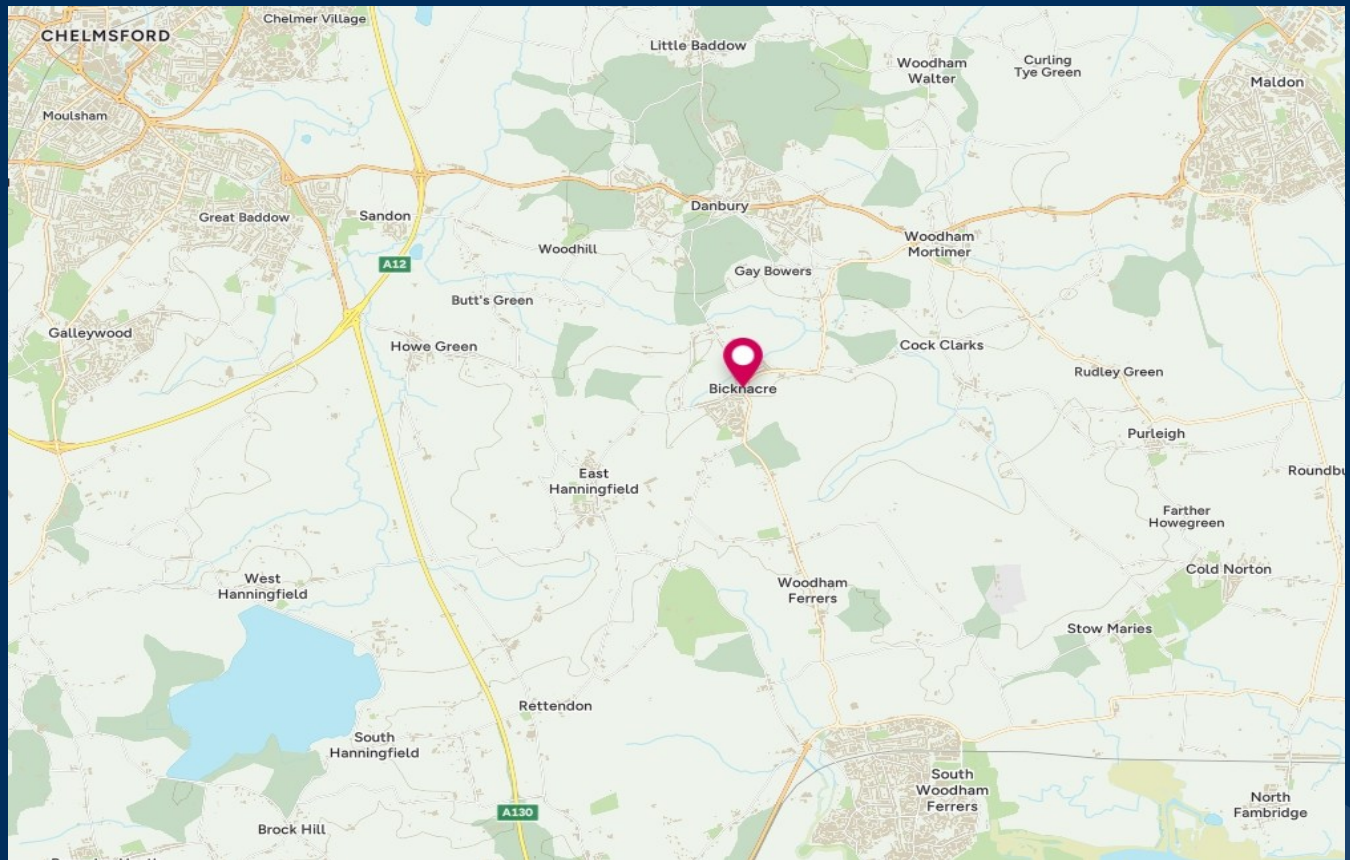
**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

**Fenn Wright  
20 Duke Street  
Chelmsford  
CM1 1HL**

**Contact:  
Scarlett Small  
E: [scarlett.small@fennwright.co.uk](mailto:scarlett.small@fennwright.co.uk)**

**John Logan  
E: [jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)**

**[fennwright.co.uk](http://fennwright.co.uk)  
01245 261226**



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Particulars updated May 2026

