

FOR SALE

£650,000 Freehold



## 3-3a Tindal Square, Chelmsford, Essex, CM1 1EH

- PRIME CITY CENTRE LOCATION
- HIGH FOOTFALL POSISTION
- RESIDENTIAL DEVELOPMENT CONSENT PREVIOUSLY GRANTED FOR UPPER DEVELOPMENT
- LOCATED NEAR TO BOND STREETAND HIGH CHELMER SHOPPING CENTRES
- 2860 SQ FT PLUS BASEMENT OF 532 SQ FT TOTAL 3392 SQ FT





## PROPERTY DESCRIPTION

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Situated in a prime city centre location, this exceptional commercial property presents an unrivalled opportunity for developers and investors alike. Boasting a substantial 3392 sq ft of versatile space and a high footfall position, this site benefits from previously granted residential development consent for upper-level projects, making it an ideal canvas for transformative urban living spaces.

Positioned near the bustling hubs of Bond Street and High Chelmer Shopping Centres, the property enjoys exceptional visibility and accessibility. These vibrant retail destinations attract an extensive flow of shoppers, professionals, and tourists daily, ensuring consistent foot traffic that benefits any commercial or mixed-use scheme tailored to this location.

The generous footprint of this property offers immense potential for a variety of development plans. The prior consent for residential development at upper levels presents an exciting prospect to combine commercial use with residential accommodation, maximising rental income streams and capitalising on the demand for city centre living. For developers seeking a ready-made opportunity to create modern apartments, this site provides a valuable head start in the planning process.

Strategically located within the heart of the city, the property is surrounded by an array of established businesses, eateries, and leisure amenities. This dynamic environment not only enhances the appeal of the development but also assures long-term value retention and growth. Whether continuing as a commercial venture or exploring mixed-use potential, the location's vibrancy underpins strong investment prospects.

Transport links are excellent with major bus routes and train stations nearby, enabling seamless connectivity across the region and beyond. Employees, visitors, and residents alike will appreciate the ease of commute and access to local services, which greatly contribute to the desirability of this property.

With a rare combination of size, location, and previously secured development consent, this commercial property is a standout opportunity for visionary investors looking to make a mark in one of the city's most sought-after addresses. Early interest is encouraged to fully explore the potential and secure this prime asset in a competitive market.



## ROOM DESCRIPTIONS

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### Accommodation

Basement - 532 sq. ft

Ground floor - 1022 sq. ft

First Floor - 855 sq. ft

Second Floor - 507 sq. ft

Third Floor - 476 sq. ft

Total Area - 3392 sq. ft

### Planning

in May of 2014 there was planning for a conversion of the upper floors, the planning comprised of Five one bedroom apartments, the application Number is 14/00553/FUL.

### EPC

The building has a rating of E-109

### Estate Agents Act 1979 - Declaration Of Interest

UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD

### Viewing

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.





**Energy Performance Asset Rating**

More energy efficient

**A+**Net zero CO<sub>2</sub> emissions**A** 0-25**B** 26-50**C** 51-75**D** 76-100**E** 101-125**109** This is how energy efficient  
the building is**F** 126-150**G** Over 150

Less energy efficient

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