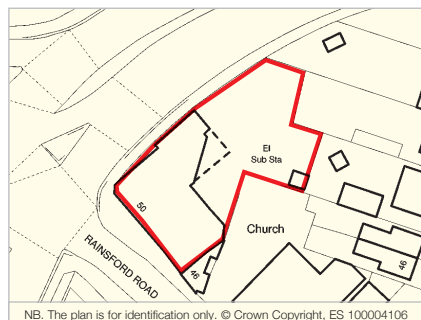


Chelmsford

Hodgson House, 50 Rainsford Road, Essex CM1 2XB

- **A Freehold Four Storey Office Building**
- GIA Approximately 1,426.9 sq m (15,360 sq ft)
- **Prior approval for Change of Use to provide Twenty-Seven Apartments (16 x One Bedroom, 9 x Two Bedroom, 2 x Studio Flats)**
- **Car Parking for 27 Cars**

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 10.00 – 11.00 a.m. These are open viewing times with no need to register. (Ref: RE/JWB).

Seller's Solicitor

Messrs Freemans Solicitors (Ref: HF).
Tel: 0207 935 3522.
Email: hf@freemanssolicitors.net

**VACANT –
Freehold Building with Planning**



Tenure

Freehold.

Location

Rainsford Road is the continuation of Duke Street, which in turn runs into the city centre. Hodgson House is situated at the junction of Rainsford Road and Parkway (A1016). Extensive shops and amenities, including High Chelmer Shopping Centre and Meadows Shopping Centre, are available in nearby Chelmsford city centre. Chelmsford Rail Station is within easy reach and provides regular and direct services to London Liverpool Street, with a journey time of between 32-34 minutes. The open spaces of Central Park, together with Essex County Cricket Club, are also within close proximity.

Description

The property comprises an office building arranged over ground and three upper floors. There is parking for approximately 27 cars, which is accessed via a driveway running under part of the building.

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a valuation report. We are informed that the property provides:

Ground Floor – Offices/Open Plan Area, Reception Area, WCs

First Floor – Offices/Open Plan Areas, WCs

Second Floor – Offices/Open Plan Areas, WCs

Third Floor – Offices/Open Plan Areas, WCs

We understand the total current GIA is approximately 1,426.9 sq m (15,360 sq ft).

Planning

Local Planning Authority: Chelmsford City Council.
Tel: 01245 606606.

Permitted Development prior approval (Ref: 18/00536/CUPAO) was approved on 17th May 2018 for "Change of Use of a building (Class B1) to 27 apartments (Class C3)".

Once developed, the property will comprise 16 x one bedroom, 9 x two bedroom and 2 x studio flats.

For further information, please check the legal documents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

