

CHELMSFORD – 5 MOULSHAM STREET

TOWN CENTRE RESTAURANT TO LET (SUBJECT TO VACANT POSSESSION)



LOCATION

The property occupies a busy town centre location very close to the scenic River Can with many major retailers and restaurants / leisure occupiers in the vicinity including **Odeon Cinema, Co-Op Department Store, Poundland, Marks & Spencer** and **Wilko**.

THE PROPERTY

The premises are arranged on ground floor only offering the following approximate dimensions and floor areas:

Gross Frontage	-	5.60 m	18' 00"
Internal Width	-	5.26 m	17' 03"
(Widening to	-	12.00 m	30' 03")
Built Depth	-	29.30 m	96' 00"
Ground Floor Area	-	215.00 m ²	2,316 sq.ft.

EPC

An EPC is available upon request.

PLANNING

The property has traded as restaurant for many years and is suitable for a wide range of uses.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

LEASE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of **£55,000 p.a. excl.**

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£46,500
UBR (2020/2021)	-	49.9p

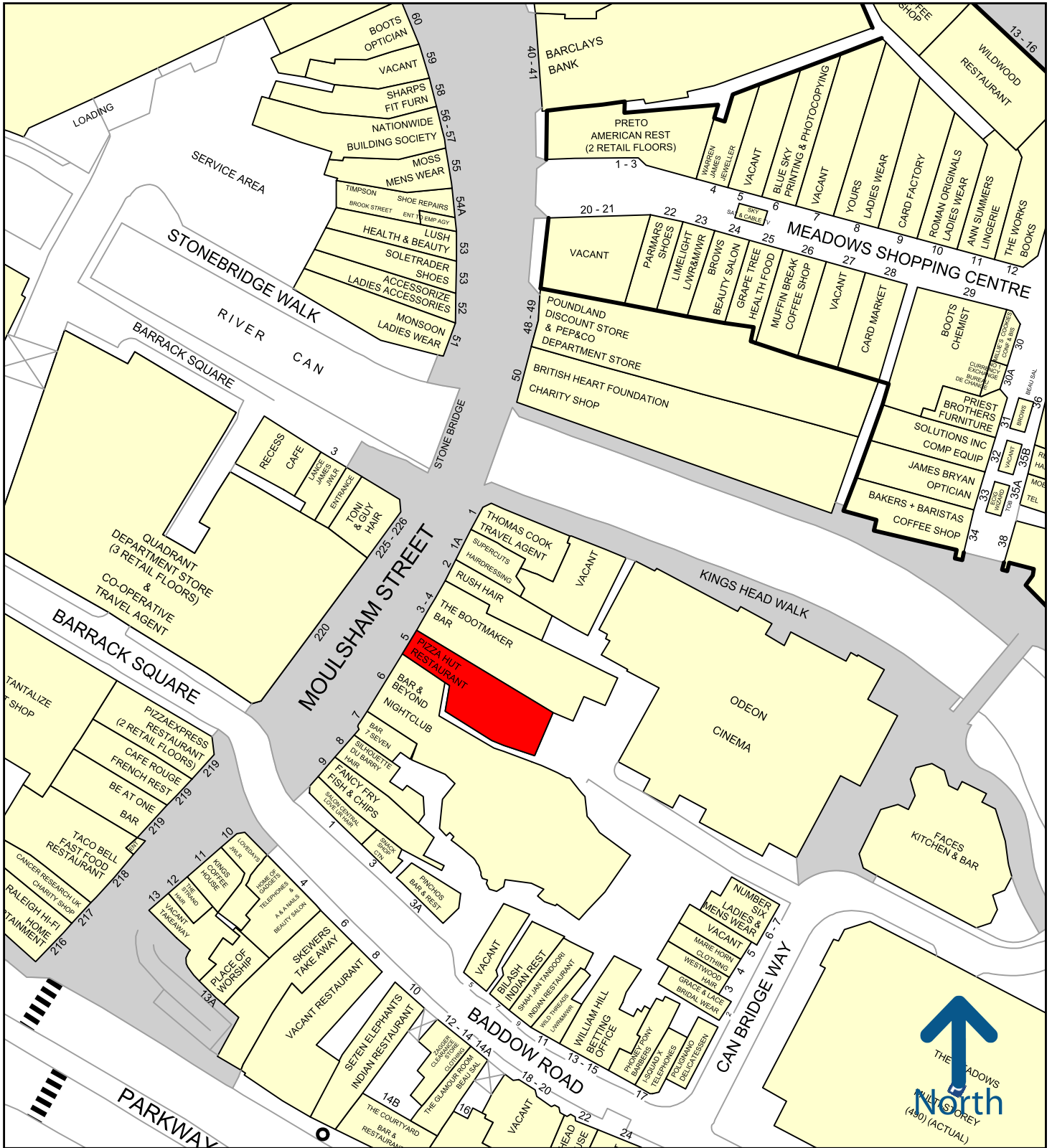
Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Chelmsford City Council – Tel: 01245 606 805

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk or
John Mortimer johnmortimer@sprrg.co.uk

Tel: 020 7409 2100



Experian Goad Plan Created: 14/06/2019
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