

## The Windmill

To Let

Premium Offers in the Region of £40,000 with a rent of £30,000 (exc VAT)



The Windmill, Chatham Green, Little Waltham, Chelmsford, CM3 3LE

### AT A GLANCE

- POPULAR DESTINATION ESTABLISHMENT
- LOCATED OFF A131 TO CHELMSFORD (4) AND BRAintree (7)
- 4 MILES FROM CHELMSFORD CITY RACECOURSE
- MAIN BAR & RESTAURANT (40)
- GROUND FLOOR RESTAURANT IN OLD MILL (40)
- EXTERNAL SEATING AREA TO FRONT (30)
- PRIVATE DINING ROOMS ON 1ST FLOOR
- RECENTLY RESTORED AND REDECORATED THROUGHOUT
- LARGE BEDROOM (IN THE ROUND) ON 1ST FLOOR OF MILL
- POTENTIAL TO REINSTATE 7 LETTING ROOMS



## Property

Main Building - front door access to main bar. Traditionally decorated with exposed wooden beams. Mixture of slate, wood and carpeted flooring throughout. Main bar leads to restaurant area with two wood burners situated in large inglenook fire places. c40 covers throughout. Ground floor cellar. Partially equipped trade kitchen with main Pass overlooking entrance corridor and route to (redecorated) ladies and gents WCs. Also facilitated by wash up area and dry store. The 1st floor provides access to private accommodation. Potential for three double bedrooms, as two of the bedrooms were previously used as private dining spaces. Also serviced by a Bathroom and Kitchen.

External features include the prominent converted old mill. The ground floor has been tastefully set up as a further dining space for approximately 40 covers, providing a feeling of a 'dining in the round' experience. The 1st Floor has been converted into a substantially sized double letting bedroom, with en suite bathroom and ornate bathtub located within the room itself. Annex building to the rear can be converted to 3 letting rooms. Currently used for storage and Premium Letting Suite. There are several store sheds in the grounds for firewood and general equipment. Car park for approximately 15 cars.

## Planning

The building is not listed and is not situated within a conservation area.

## Utilities

LPG - Kitchen. Oil Fired Central Heating. Mains Drainage. New 'MegaFlo' Boiler Recently Installed.

## The Business

The business is closed and a new lease is being offered. Our client has no access to historic trading figures.

## Rates & Charges

Rateable value of £10,250. The Government business rates relief scheme 2022/23 for Retail, Hospitality and Leisure Business Rates Relief will provide eligible, occupied, retail, hospitality and leisure properties with a 50% relief, up to a cash cap limit of £110,000 per business. Council Tax Band 'B'.

## Measurements

Total floor area - 362 square metres, 3,897 sq ft.

## Tenure

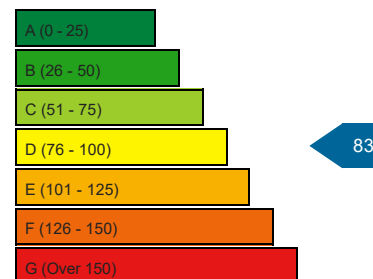
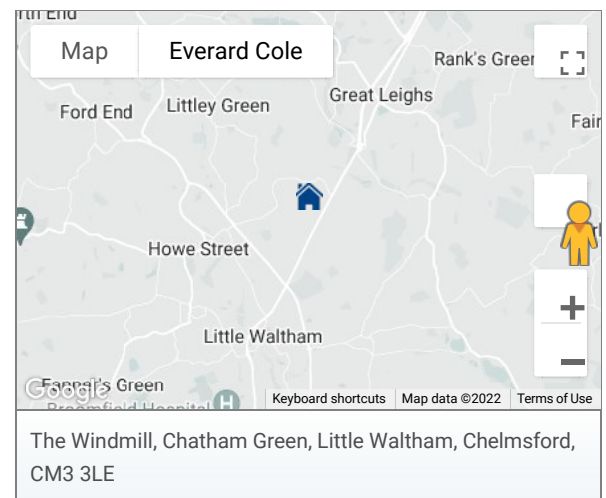
A new lease is being offered with term to be agreed. Free of Tie. Full repairing and insuring. Commencing rent £30,000 pa exc VAT. Requested premium of £40,000. Applicants will be expected to submit a lease application form and business plan, which can be provided by Everard Cole upon request. Experienced Operators only need apply.

## Fixtures & Fittings

All trade fixtures and fittings currently on site are included in the premium price.

## Location

The Windmill is located in the Essex hamlet of Chatham Green. The hamlet is 1.5 miles north from Little Waltham village, and approximately 4 miles north from the thriving city of Chelmsford. Chatham Green is adjacent to the A131, which runs to the A130, combined being the arterial road links to Chelmsford and Braintree (7 miles), with its Freeport train station and outlet shopping centre as well as many other local amenities, restaurants, bars and leisure facilities. Chelmsford City Racecourse is a stone's throw away from the pub. When it opened in April 2008, it was the first entirely new racecourse in the UK.



## Viewing and Further Information



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Contact Everard Cole for no obligation, professional and confidential advice.