



**Unit 2, 219 Moulsham Street, Chelmsford, CM2 0LR**



**HAY HILL**  
— Leisure —

**HAY HILL**  
L E I S U R E

To request a viewing please call:  
**George Hamblett on 07766 234 955**  
**Michael Macpherson MRICS on 07821 130 877**

**Term:** Lease assignment expiring September 2036

**Rent:** £70,000pa

**Size:** 4,623 sq. ft.



# Unit 2, 219 Moulsham Street, Chelmsford, CM2 0LR

## LOCATION:

An exceptional opportunity to acquire a fully fitted, high-specification hospitality premises in the heart of Chelmsford city centre.

Positioned within one of Essex's strongest and fastest-growing leisure markets, this property offers an incoming operator the rare advantage of securing a premium city-centre venue surrounded by national operators, independent restaurants, bars, and retail brands. The location benefits from strong footfall throughout the day and evening, supported by nearby offices, retail, and residential developments.

## DESCRIPTION:

The ground floor comprises an open-plan trading area with a flexible layout, while the first floor provides additional customer seating and houses a fully fitted kitchen with extraction. The second floor is designated for storage use only.

The property benefits from excellent street presence and also offers outside seating on the pavement.

The venue has been fitted out to a high standard, incorporating quality flooring, lighting installations, and modern mechanical and electrical systems. The layout is highly adaptable and suitable for a range of alternative concepts (subject to the landlord's consent).

## TERMS:

**Term:** Lease expiring 1st September 2036 (within the L&T Act 1954)

**Rent:** £70,000 per annum

**Next Rent Review:** 02/09/2026

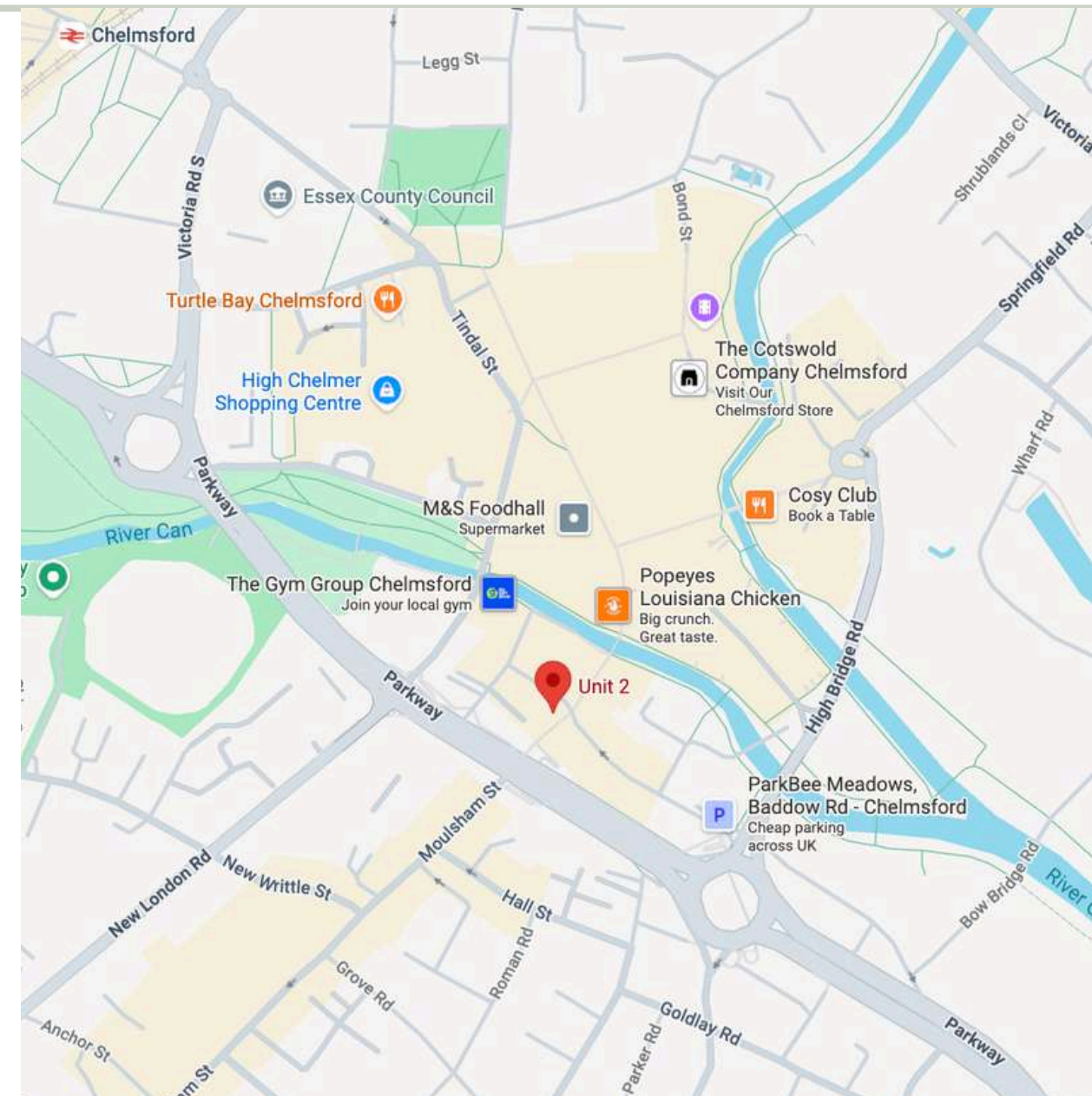
**Rateable Value:** £74,500 (Future rateable value from 1 April 2026)

**Rates Payable:** £41,347 per annum

**Premises Licence:** Mon-Sat: 08:00-00:00, Sun: 08:00-00:00

### Size:

- Ground floor: 1,345 sq. ft.
- First floor: 1,776 sq. ft.
- Second floor: 1502 sq. ft.
- Total: 4,623 sq. ft.



## Contact Us:

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# HAY HILL

LEISURE

**Disclaimer:** These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.



