

**RESTAURANT / BAR PREMISES TO LET**

**A4 USE NOW IN PLACE**

**219 MOULSHAM STREET, CHELMSFORD  
CM2 0LR**

**SHELLEY  
SANDZER**

*Since 1983*



#### **LOCATION**

The building is prominently located on Moulsham Street in the heart of Chelmsford City Centre. The building offers good access to the main high street and local shopping facilities, and various restaurants and bars, together with the nearby Bond Street Shopping Centre and John Lewis. Chelmsford station is within easy walking distance, offering services to London Liverpool Street (approximately 35 minutes). The property sits in between pizza express and be at one in a great trading location.

#### **ACCOMMODATION**

The property is arranged over ground, first and second floors with the benefit of outside seating.

Approximate floor areas:

GROUND FLOOR	1,628 sq ft / 151.24 sq m
FIRST FLOOR	1,725 sq ft / 160.25 sq m
SECOND FLOOR	1,270 sq ft / 118 sq m
TOTAL	4,623 sq ft / 429.49 sq m

#### **LEASE**

Available on a new full repairing and insuring lease for a term to be agreed.

#### **RENT**

Offers are invited in the excess of £80,000 per annum exclusive.

#### **RATES**

According to Chelmsford City Council, the rateable is £69,550 per annum with rates payable of £34,125 per annum.

#### **EPC**

Available on request.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

#### **VIEWINGS**

Strictly by appointment only through joint sole agents Shelley Sandzer and Robert Dewar Associates:

Nick Weir

[Nick@shelleysandzer.co.uk](mailto:Nick@shelleysandzer.co.uk)

020 7580 3366

[www.shelleysandzer.co.uk](http://www.shelleysandzer.co.uk)

Jim Dewar

[Jim@robertdewar.co.uk](mailto:Jim@robertdewar.co.uk)

01245 350 160

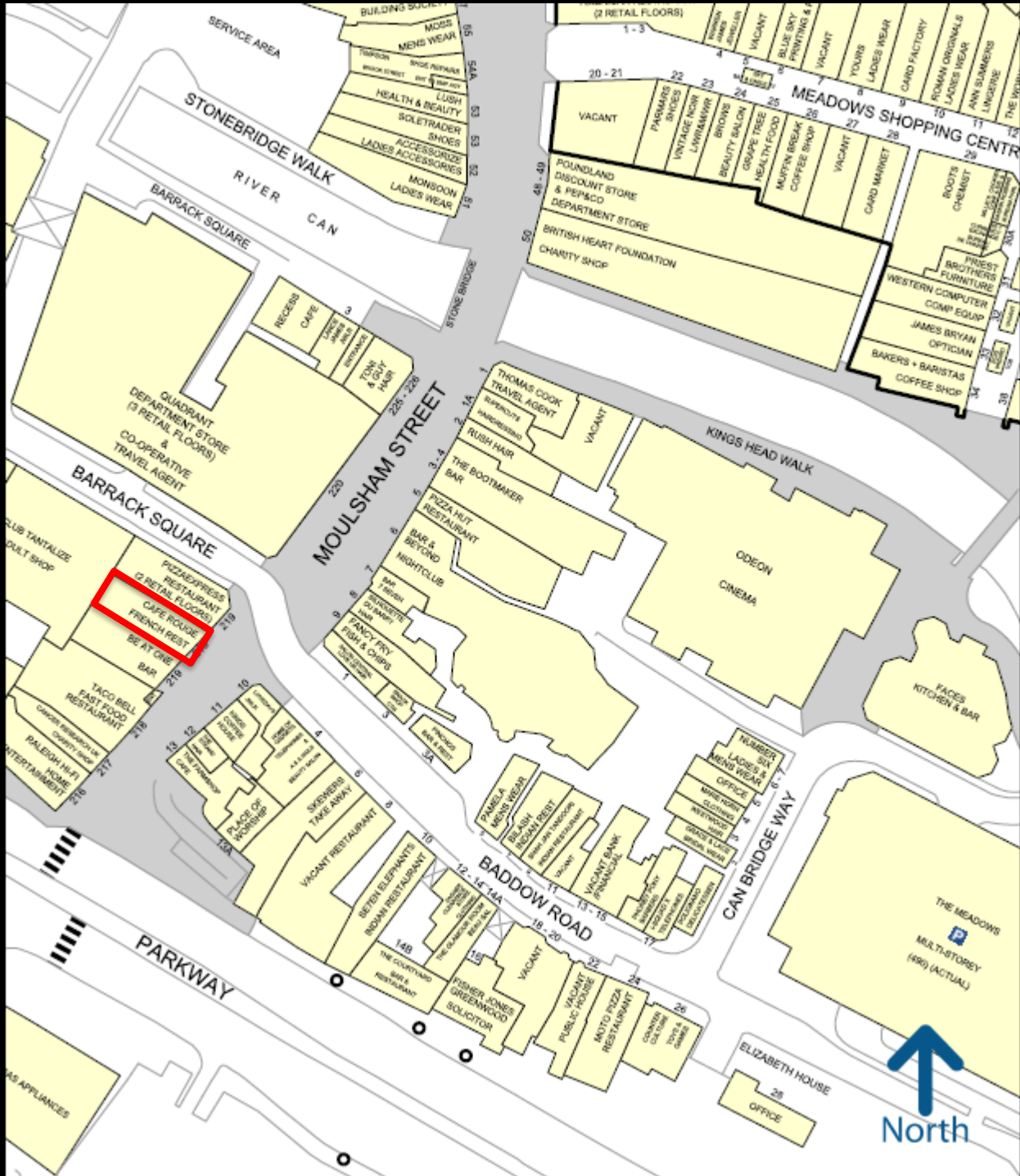
[www.robertdewar.co.uk](http://www.robertdewar.co.uk)

**RESTAURANT / BAR PREMISES TO LET  
A4 USE NOW IN PLACE**

# SHELLEY SANDZER

*Since 1983*

**219 MOULSHAM STREET, CHELMSFORD  
CM2 0LR**



SHELLEY SANDZER GIVES NOTICE THAT THESE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. DETAILS ARE GIVEN WITHOUT ANY RESPONSIBILITY AND ANY INTENDING PURCHASERS, LESSEES OR THIRD PARTY SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BY MUST SATISFY THEMSELVES BY INSPECTION OF OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM. NO PERSON EMPLOYED OR ENGAGED BY SHELLEY SANDZER HAS ANY AUTHORITY TO MAKE OR REPRESENTATION OR WARRANT WHATSOEVER IN RELATION TO THE PROPERTY. SHELLEY SANDZER IS THE LICENSED TRADING NAME REGISTERED LIMITED PARTNERSHIP IN ENGLAND AND WALES WITH REGISTERED NUMBER 02148209. OUR REGISTERED OFFICE AT 89 NEW BOND STREET, LONDON W1 1DA.