

Everett Newlyn

Chartered Surveyors & Commercial Property Consultants

WELL SITUATED, FULLY FITTED RESTAURANT

No Payment for Goodwill Required.

115.52 sq. m (1,245 sq. ft.)

UNIT E, IMPERIAL HOUSE, VICTORIA ROAD, CHELMSFORD,
ESSEX CM1 1NY



Prominent Location

Excellent Frontage

Bar Servery

Ladies & Gents & Toilet for the Disabled

Kitchen

Air Conditioned

LEASE FOR SALE

17-19 Richmond Road, Chelmsford, Essex, CM2 6UA

01245 46 50 60

www.everettnewlyn.co.uk

F 01245 46 50 63 E: info@everettnewlyn.co.uk

LOCATION:

The property has extensive frontage to Victoria Road in the heart of the City of Chelmsford, adjacent to a recently completed major office development and a new Premier Inn. The immediately neighbouring property is the long established Back Inn Time restaurant. Chelmsford's mainline railway station is a few hundred yards from the premises and the principal campus of Anglia Ruskin University is a very short walk away.

There is ample car parking near to the premises.

DESCRIPTION:

A fully functioning restaurant with 42 covers (and scope for additional spaces), bar, kitchen, toilets and storage facilities all of which has been fitted to a high standard. **Full details of the fittings are available upon request.**

Externally there is parking for two vehicles and an area for smoking.

ACCOMMODATION:

The approximate net internal floor area is as follows:

Restaurant, Kitchen & Stores	115.52 sq. m	(1,245 sq. ft.)
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LEASE:

The property is held on a 15 year effectively FRI lease (by way of a service charge) from the 16.05.2014 at a passing rent of £18,000 per annum exclusive, with upward only rent reviews every 5 years.

PRICE:

£50,000 for our clients' valuable lease and extensive fixtures and fittings.

LEGAL COSTS:

Both parties' legal costs are to be met by the ingoing tenant.

VIEWING:

Strictly via the vendor's agents,
Everett Newlyn.

Contact: Paul Everett 01245 465060 or pre@everettnewlyn.co.uk

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- i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors; and do not constitute, nor constitute part of, an offer or contract.
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