

3a Baddow Road, Chelmsford, CM2 0BX



**For Sale**

**Rare City Centre  
Investment  
Opportunity**

**999 Sq. Ft.  
(92.89 Sq. M.)**

- **Guide Price: £250,000** Reflecting a GIY of 6.8%
- Rent Reserved at £17,000 Per Annum
- Lease Expires June 2023
- City Centre Location
- Full Repairing and Insuring Liability Limited by Schedule of Condition
- Neighbouring Occupiers Include Pizza Express, Café Rouge and Zagger



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AGENT  
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TRANSACTIONS  
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# Details

## Location

The property is located on Baddow Road which forms a popular area within Chelmsford City centre. Baddow Road is known for its high end retailers and restaurants. Occupiers include Moto Pizza, Zagger and Pizza Express. In close proximity is the Odeon Cinema, Q-Park multi-storey car park and the High Street.

Chelmsford is a major shopping and leisure destination within Essex. Its stature has recently been significantly elevated following the opening of the Bond Street Shopping Centre an exciting new retail and leisure development in September 2016.

The new centre boasts a 120,000 sq. ft. John Lewis department store and 20 additional retail units as well as a large leisure element comprising a 5 screen Everyman cinema.

## Description

The property is situated over two floors, with an entrance leading up to the upper ground floor providing the main seating area, bar and disabled W.C. To the rear of the property is a staircase leading down to the lower ground floor which provides a further seating area, W.C.'s and the kitchen. The property benefits from a service lift between the kitchen and upper ground floor. The restaurant benefits from central heating, air conditioning, spot lighting and decorative lighting.

## Tenancy

The lease is granted on the entire premises for a 20 year term expiring on the 22nd July 2023. The Lease is drafted on full repairing and insuring terms documented by way of a Schedule of Condition. The passing rent is £17,000 per annum and the Landlord holds a rent deposit to the value of 6 months rent.

Further details are available upon request.

## Accommodation

We have measured the premises on a net internal area basis as follows:

Lower Ground Floor:	475 Sq. Ft. (44.19 Sq. M.)
Upper Ground Floor:	524 Sq. Ft. (48.70 Sq. M.)
<b>Total:</b>	<b>999 Sq. Ft. (92.89 Sq. M.)</b>

## Services

We understand the property is connected to mains water, drainage, electricity and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Local Authority

Chelmsford City Council  
T: 01245 606606

## Business Rates

The property is listed in the Valuation Office Agency Rating List as follows:

Rateable Value: £17,500  
Approx. Rates Payable (2020/21): £ 8,732.50 pa

## Planning

We understand that the property has an A3 use.

## EPC

D - 82

## VAT

We understand that the property is not elected to VAT.

## Title

Freehold EX819798 - The title will be split on sale and will reflect the Lease Plan.

## Terms

The freehold is for sale by way of Private Treaty with offers sought in the region of £250,000 subject to the existing Lease.

## Legal costs

Each party to bear their own legal costs.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

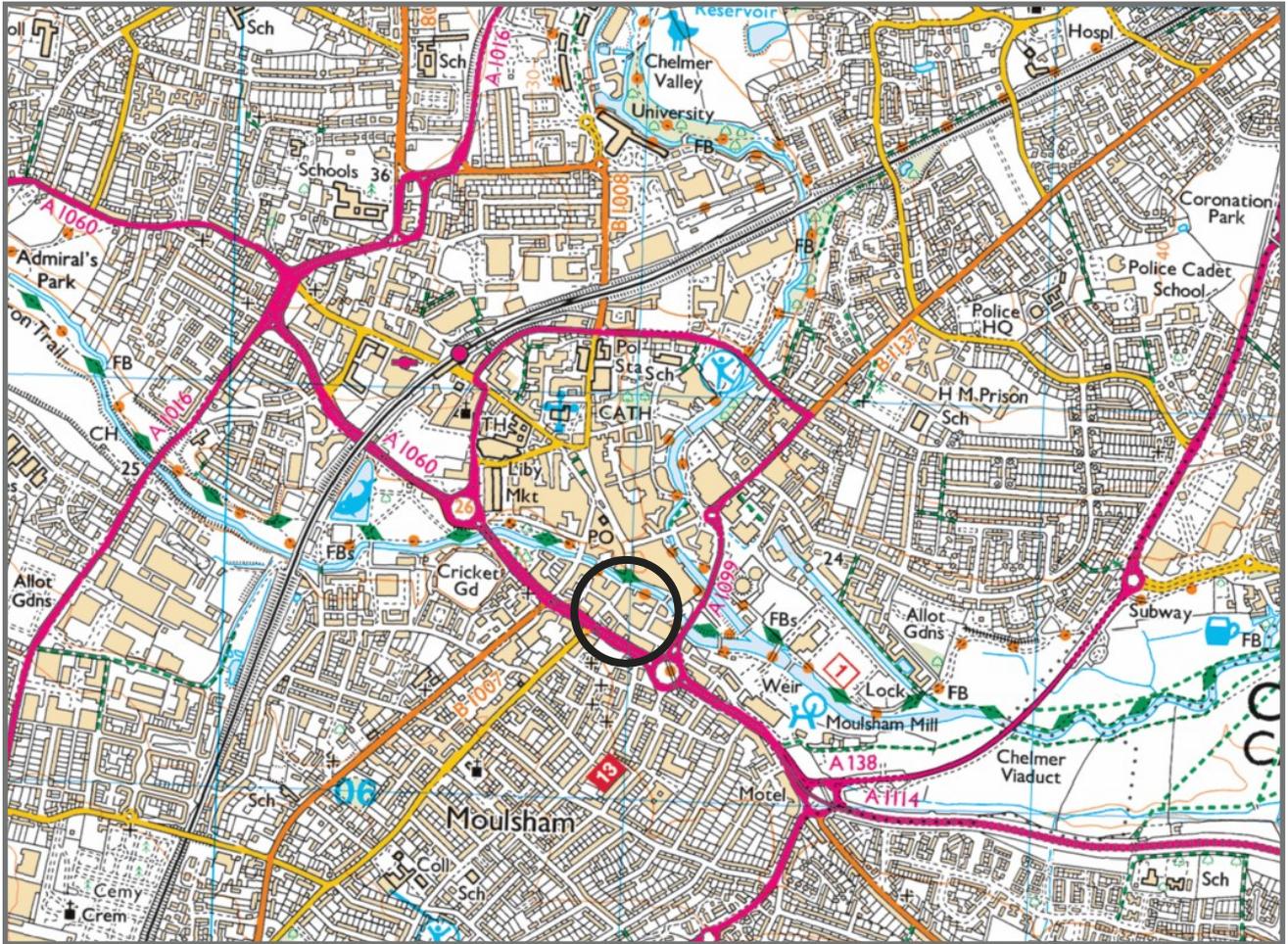
**01245 261 226**

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For further information

**01245 261 226**

[fennwright.co.uk](http://fennwright.co.uk)

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