

**Faces Kitchen & Bar,
Kings Head Walk,
Chelmsford, Essex,
CM2 6FH**



**CHELMSFORD CITY CENTRE, DETACHED ULTRA MODERN
RESTAURANT BAR & CLUB IN APPROX. 6,550 SQ.FT. OVERALL**



Location Chelmsford is the principal settlement of the City of Chelmsford and the county town of Essex. Located in the London commuter belt, approx. 30 miles northeast of Charing Cross and some 22 miles from Colchester. The urban area of the city has a population of approximately 112,000, whilst the district has a population of 168,310. Chelmsford's population consists of a large number of City and Docklands commuters, attracted by the 30–35 minute journey to Central London via the Great Eastern Main Line railway. The same journey bar car takes approx. 60 minutes via the A12.

Property A distinctive, iconic building, the ground floor approx. 5,200 sq.ft. with first floor ancillary approx. 700 sq.ft. External smoking area to one flank and a riverfront decked Barbecue area 650 sq.ft. alongside the River Chelmer.



The property was the subject of a complete refurbishment and remodelling programme in late 2014.

Premises Licence The opening hours under the Premises Licence are Monday to Saturday from 7am till 3.30am and on Sunday 7am till 2.30am. The licence also permits the sale of alcohol, films, live and recorded music and dancing.

Tenure/Rents The lease was granted for 15 years from the 24th June 2018. The passing rent totals £110,180 per annum plus VAT. Rent Reviews are upwards only at 5 yearly intervals, on an 'open market' basis.

Method Of Sale We have been instructed in the sale of the leasehold interest and the fixtures and fittings only, not the sale of the goodwill of the business. Offers are invited on this basis.

Business Rates The 2017 rating valuation shows an adopted rateable value of £119,000. This results in a liability of approx. £59,500pa.

Reason for Sale One of the Directors is retiring, and it is for that reason only that the lease and fixtures and fittings are being offered.

Legal Fees Each party is to be responsible for their own.



