

Everett Newlyn

Chartered Surveyors & Commercial Property Consultants

RESTAURANT PREMISES

GROUND FLOOR 1,680 sq. ft. (156.18 sq. m) approx.
with substantial ancillary accommodation on the first and second floors
30-32 BROOMFIELD ROAD CHELMSFORD CM1 1SW



*** BAR IN SITU ***

*** CELLAR ***

*** DOUBLE GLAZED SHOP FRONT***

*** DOUBLE DOORS OPENING ONTO TERRACE ***

***EXTERNAL SEATING AREA, PREVIOUSLY LICENSED ***

TO LET

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

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|-----------------------|---|--------|-----------------------------------|--------------|-------------------------------------|-------------|-----------------------------------|--------------|-----------------------------------|
| LOCATION: | <p>This prominent property lies close to the junction with Parkway, towards the northern end of Broomfield Road. There is metered car parking to the front of the building and a Council operated car park immediately to the rear.</p> <p>The property is only a few hundred yards from the city's main line railway and bus stations.</p> <p>Under the original management this was a highly successful restaurant with an established customer base amongst the local business community and a thriving evening trade.</p> | | | | | | | | |
| DESCRIPTION: | <p>An imposing, former bank premises arranged over cellar, ground, first and second floors.</p> <p>The main body of the ground floor houses the restaurant area, with space for a large number of covers and with the benefit of a bar in-situ. At the rear are the kitchen and prep areas. There is a toilet for the disabled at this level. At the side of the building is an extensive covered storage area.</p> <p>The ladies and gents WCs are on the first floor, the remainder of which houses offices, a meeting room and boiler room. The second floor has three rooms plus a shower/WC.</p> <p>At the front of the building is an external terrace which is immediately accessible from the restaurant's double doors and which under the previous operators was licensed.</p> | | | | | | | | |
| ACCOMMODATION: | <p>All dimensions and areas are approximate and measured to NIA</p> <table> <tr> <td>Cellar</td><td>167 sq. ft. (15.56 sq. m.)</td></tr> <tr> <td>Ground Floor</td><td>1,680 sq. ft. (156.18 sq. m)</td></tr> <tr> <td>First Floor</td><td>572 sq. ft. (53.17 sq. m.)</td></tr> <tr> <td>Second Floor</td><td>410 sq. ft. (38.21 sq. m.)</td></tr> </table> | Cellar | 167 sq. ft. (15.56 sq. m.) | Ground Floor | 1,680 sq. ft. (156.18 sq. m) | First Floor | 572 sq. ft. (53.17 sq. m.) | Second Floor | 410 sq. ft. (38.21 sq. m.) |
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| LEASE: | A new FRI lease for a term to be agreed, subject to upward only rent reviews at regular intervals | | | | | | | | |
| RENT: | Upon Application | | | | | | | | |
| RATEABLE VALUE | £21,750. | | | | | | | | |
| LEGAL COSTS: | Both parties' will pay their own legal costs. | | | | | | | | |
| VIEWING: | <p>Strictly by appointment with the Vendor's sole letting agents:</p> <p>Paul Everett pre@everettnewlyn.co.uk EVERETT NEWLYN 01245 465060</p> | | | | | | | | |

Messrs. Everett Newlyn for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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.
- ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) The Vendor or Lessor does not make or give, and neither Messrs. Everett Newlyn nor any other person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Everett Newlyn or the Vendor/Lessor.
- v) All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi) We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.