

## TO LET

### Restaurant/Take-Away Premises Popular Retailing Location

592 sq. ft. (55 m<sup>2</sup>)

181 Moulsham Street, Chelmsford, Essex, CM2 0LD



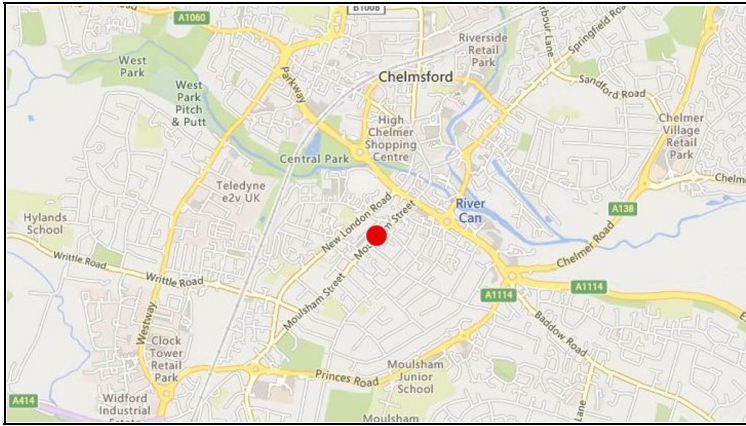
- Popular Moulsham Street location
- Short walk to city centre

- Restaurant/Take-Away premises
- High student footfall

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

The building occupies a prominent position fronting Moulsham Street and being only a short distance from its junction with Parkway (A1060) on the south side of Chelmsford City Centre. Located within the recognised and established Moulsham Street area offering good access to the main high street and nearby shopping facilities. Moulsham Street is popular with a number of independent occupiers including boutiques, galleries, restaurants, bars, hair salons and cafes.

## DESCRIPTION

The shop comprises predominantly open plan accommodation, arranged as main seating and counter area, stepping up to single toilet, kitchen and small store.

## ACCOMMODATION

**Total** **592 sq. ft. (55 m<sup>2</sup>)**

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The premises are available by way of a new full repairing and insuring lease upon terms to be agreed.

## RENT

£23,500 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

The property has a Rateable Value of £18,250. Interested parties are advised to make their own enquiries of the local authority Chelmsford City Council for verification of rates payable.

## SERVICE CHARGE

A service charge is applicable. Further details upon application.

## EPC

The building has a rating of E - 105.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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Ref: AC2896/02.25/CC



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