

RESTAURANT LEASE FOR SALE

**UNIT 1, PARK CENTRAL
11 DUKES WALK
CHELMSFORD
CM1 1GZ**



LOCATION

The property occupies a highly prominent position on the corner of the Park Central mixed use development in the centre of Chelmsford.

Park Central is situated directly adjacent the towns main train and bus stations and surrounding occupiers include **Tesco Express, Subway, Greggs, Bathroom Heaven and Chelmsford Tourist information centre.**

DESCRIPTION

The property comprises a ground floor and mezzanine restaurant with ancillary accommodation on both levels. The property is fitted as a fully operational restaurant.

ACCOMMODATION

Ground Floor Sales:	3,811 sq ft	(354.08 sq m)
Ground Floor Store:	862 sq ft	(80.11 sq m)
First Floor Sales:	917 sq ft	(85.27 sq m)
First Floor Store:	243 sq ft	(22.64 sq m)
Total	5,835 sq ft	(542.02 sq m)

All areas are approximate and verification is recommended.

LEASE

Available by way of an assignment or sub lease, subject to a premium for existing fixtures and fittings.

The property is held on a 25 year full repairing and insuring lease from 2nd October 2007, subject to Tenant only break at years 15 & 20 and 5 yearly rent reviews at a current rent of £77,715 per annum (exclusive of rates and other outgoings).

PLANNING

The property currently trades as a restaurant. Interested parties are advised to make their own enquiries with the local planning department.

RATES

We are advised by the Valuation Office that the premises are assessed under the Uniformed Business Rates as follows:-

Rateable Value:	£54,500
UBR 2009/10:	48.5p
Rates Payable 2009/10:	£26,432.50

Verification of the above is recommended.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with sole agents Hartnell Taylor Cook LLP:-

Contact

Dominic Tomlinson
Direct Dial: 020 7788 3814
e-mail: dominic.tomlinson@htc.uk.com

Or

Charlotte Horwitz
Direct Dial: 020 7788 3826
e-mail: charlotte.horwitz@htc.uk.com

SUBJECT TO CONTRACT

Date: April 2009

