



## Location

Located south of Chelmsford town centre fronting the A1060 in the Army and Navy mixed retail and leisure development.

The Army and Navy development comprises an 81 bed Travelodge, Evans Cycle Store, Wed2B, Nisbets Catering Equipment and a shared customer car park to the rear.

## HIGHLIGHTS

- + Established mixed used scheme
- + Adjacent to Travelodge Hotel and Evans Cycle
- + Prominent A road location
- + GIA approx. 404 sq m (4,350 sq ft)
- + Potential to merge with adjacent unit to create an 8,719 sq ft unit subject to consent
- + Potential to split the unit subject to consent

## Description

The restaurant is adjacent to Travelodge in a single storey section of the development with an extensive glass frontage to the front elevation.

## Accommodation

The premises are configured to provide accommodation all at ground floor level. When trading, the unit was laid out to provide a variety of tables and seating for circa 170 covers. Ancillary accommodation includes a catering kitchen with separate prep area and walk in fridge and freezer, thermostatically controlled cellar, staff facilities, managers office and customer toilets. Externally there is seating to the front elevation.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

**Ground Floor** 404 sq m (4,350 sq ft)

Our client will also consider merging Unit A and Unit B at the Army and Navy development to create a single unit of approximately 810 sq m (8,719 sq ft). Alternatively, a split of the existing unit will also be considered to reflect specific requirements.

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Unit B, Army and Navy, Parkway CM2 7GY

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## Tenure

Held for a term of 25 years from 24 December 2008 at a current rent of £106,250 per annum subject to an upwards only review on 10 December 2018 and five yearly thereafter. The lease benefits from a tenant break option on 24 December 2023 upon at least 12 months previous written notice. The most recent annual service charge was £3,541.

## Rateable Value

2017    £119,000

## EPC

D-97

## Viewings

This unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

## Photography

Please note that the photography included within the brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

## Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

## Fixtures & Fittings

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage have been removed from the property but should any items remain on site then they are not permitted for use by the ingoing occupier.

## VAT

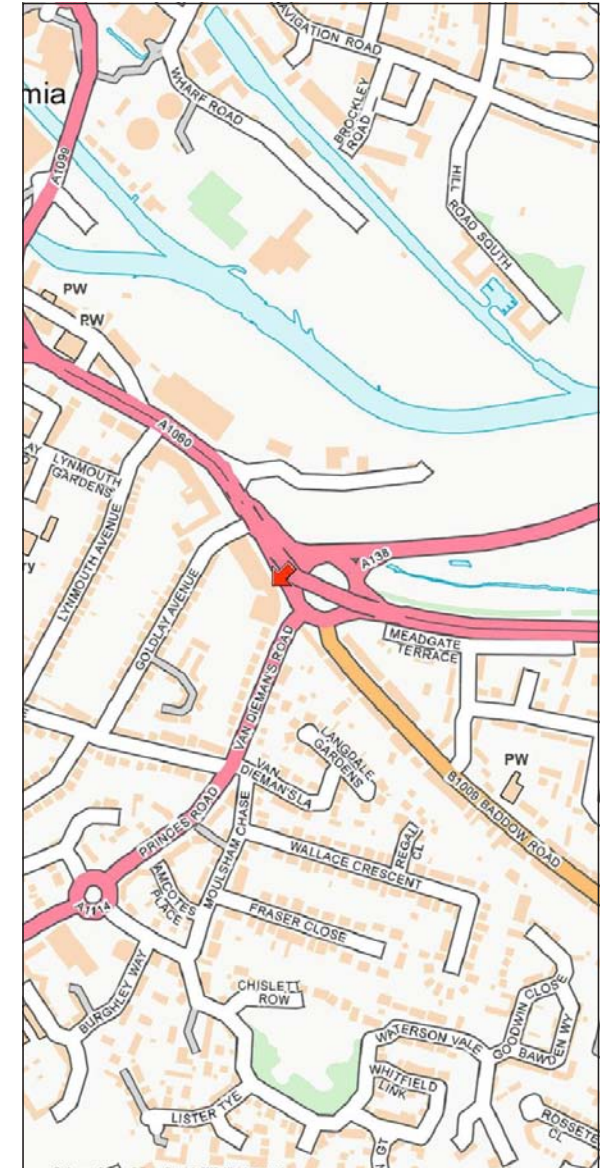
All figures quoted are exclusive of VAT.

## Contacts

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