

Chelmsford
6 Tindal Street
Essex
CM1 1ER

- **Attractive Period Licenced Investment**
- **Town centre position**
- **Trading as Liaison**
- **Reversion 2020 (1)**
- **Current Rent Reserved**
£36,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Chelmsford is an historic market town with a population of 95,000, situated on the A12 some 25 miles north-east of central London and 22 miles west of Colchester. The A12 provides a rapid link to the M25 (Junction 28 13 miles) and the town also benefits from regular rail services.

Tindal Street, which forms part of the town centre conservation area, runs parallel to the High Street in Chelmsford's retail core and the property is situated a short distance south of Tindal Square. Occupiers close by include Boots, TSB Bank, Ladbrokes, H Samuel, The High Chelmer Shopping Centre and a number of cafés, bars and local traders.

Description
The property is arranged on basement, ground and two upper floors to provide a bar and licensed premises, currently arranged as trading areas to ground and first floor, commercial kitchen/cellarage in the basement with staff and ancillary accommodation to the second floor.

The property provides the following accommodation and dimensions:

Basement	36.45 sq m	(392 sq ft)
Ground Floor	58.25 sq m	(627 sq ft)
First Floor	50.70 sq m	(546 sq ft)
Second Floor	39.45 sq m	(425 sq ft)
Total	184.85 sq m	(1,990 sq ft)

Tenancy
The entire property is at present let to MR K CHRISTOU for a term of 5 years from 13 August 2015 at a current rent of £36,000 per annum. The lease contains full repairing and insuring covenants. The lease also contains a tenant's break option at the end of the 3rd year (1). The Landlord holds a rent deposit of £9,000+ VAT.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate
For EPC Rating please see website.

