

PRIME LEISURE/F&B
OPPORTUNITY
CHELMSFORD
UNIT 1A-B
HIGH BRIDGE PLACE

Description

High Bridge Place forms part of the prime leisure and F&B offering in Chelmsford city centre, providing 62,000 sq. ft. of accommodation together with 273 car parking spaces.

Occupiers in the vicinity include **Cosy Club, Snug & Lettuce, Ninja Warrior, Pure Gym, Nando's, Zizi, Wingstop and Walkabout.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The subject premises offer an attractive leisure destination overlooking the River Chelmer providing the following approximate areas:

Ground Floor GIA 8,586 sq. ft. (797.66 sq. m)

Subject to terms, subdivision options are potentially available.

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

Rent

Upon application.

Service Charge

The service charge for the financial year is £9,500 per annum.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£142,000
UBR (24/25)	0.546p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

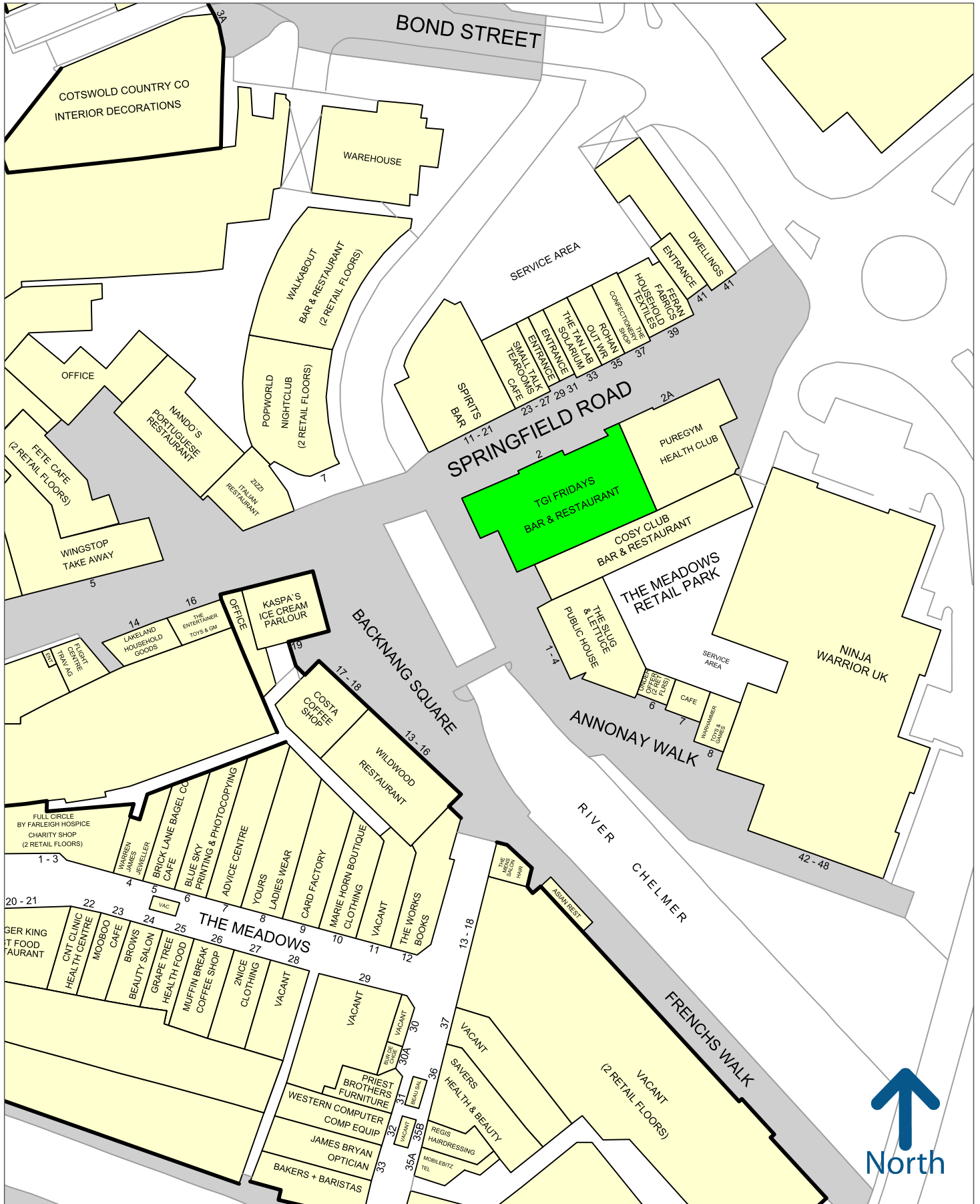
Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk



50 metres

Experian Goad Plan Created: 10/10/2024
Created By: Green and Partners