

# Retail/Restaurant Unit | TO LET

Army & Navy, Parkway  
Chelmsford, Essex CM2 7GY

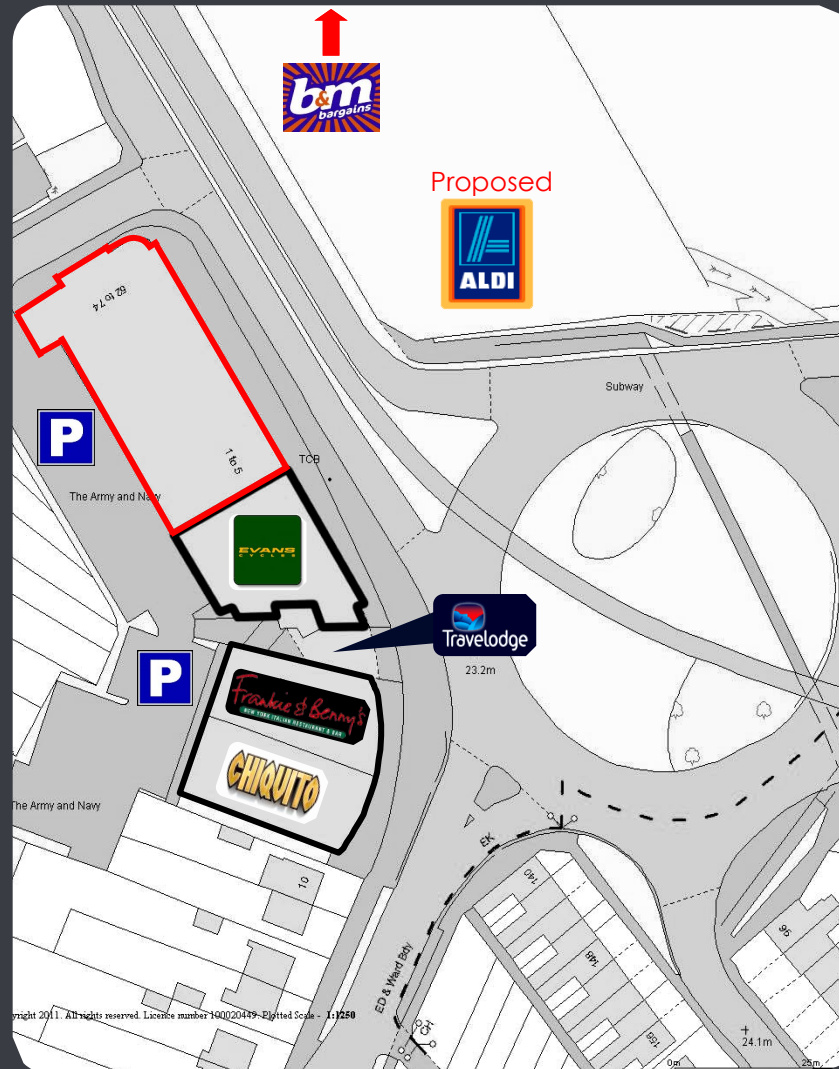
Prominent roadside retail/restaurant unit located on major arterial route at the edge of Chelmsford town centre

Other occupiers within the scheme include; **Chiquito**, **Frankie & Benny's** and **Evans Cycles**

Units available from 1,000 to 12,641 sq ft

81 car parking spaces

Rent on application



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## Location

The premises are situated within the Army & Navy development on Parkway, a major arterial route into Chelmsford town centre. The mixed use development comprises an 81 bed Travelodge hotel, 12 residential apartments and five retail/restaurant units with an 81 space pay and display car park immediately to the rear of the units. Other occupiers within the scheme include **Chiquito**, **Frankie & Benny's** and **Evans Cycles**.

## Accommodation

The premises are arranged over ground floor only and comprise the following approximate floor areas:

	Sq m	Sq ft
<b>Total (Units D - F)</b>	<b>1174.4</b>	<b>12,641</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Planning

The unit would also suit a number of alternative uses subject to planning.

## Rating

We are advised that the Rateable Value for unit D/E is £163,000 and the UBR for the current year is 49.3p in the £. Unit F is not currently assessed for rating purposes. However, once the unit has been assessed, the in-going tenant will be responsible for rates payable. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews and vacant possession.

## Rent

On application.

## Energy Performance

Unit D/E - Energy Performance Asset Rating - B.

Unit F - Energy Performance Asset Rating - C.

## VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

## Viewing

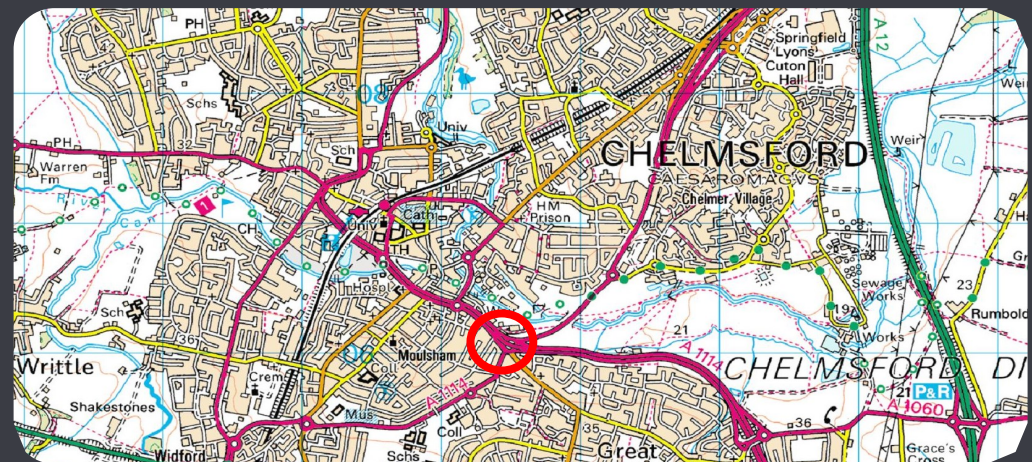
Strictly by appointment through joint agents.

## Contact

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