

BAY HORSE

189 MOULSHAM STREET, CHELMSFORD, CM2 0LG

CHARACTERFUL PUB TO LET IN CHELMSFORD AVAILABLE BY
WAY OF A NEW FREE OF TIE LEASE

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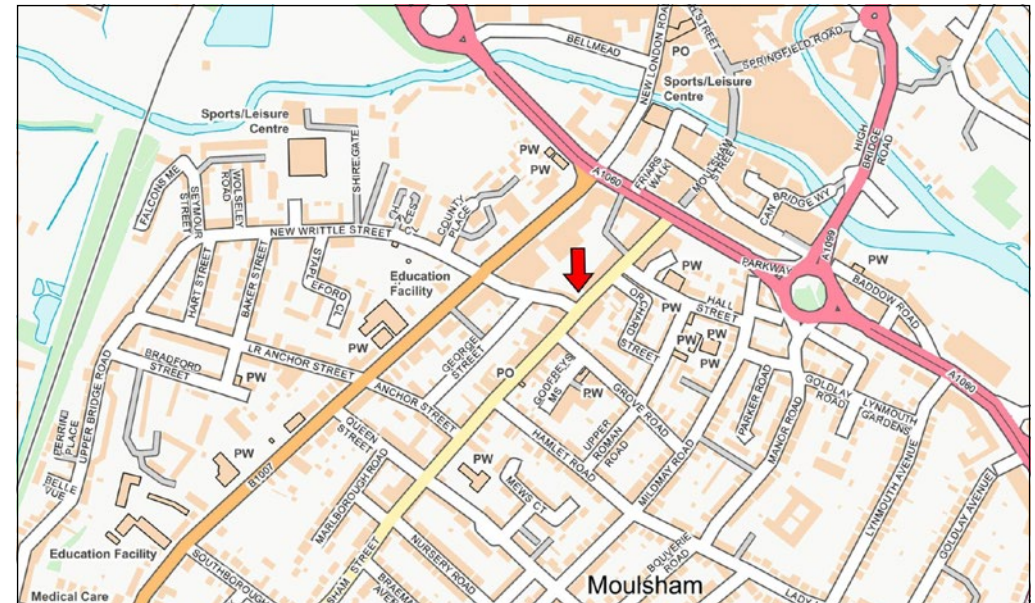
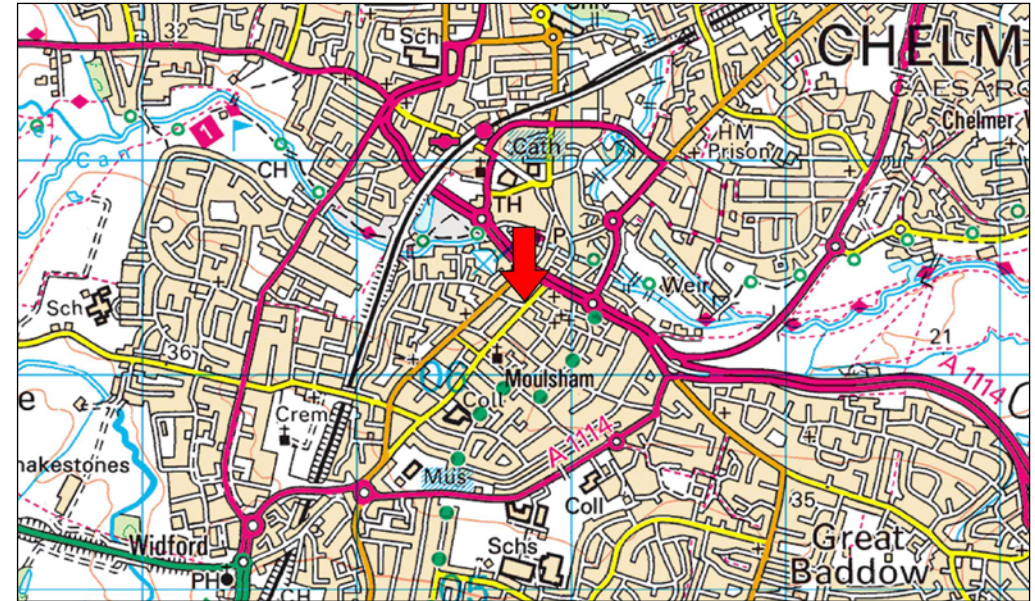
HIGHLIGHTS

- Located in the heart of Chelmsford
- Characterful end of terrace pub fronting Moulsham Street
- Available by way of a new Free of Tie lease at £45,000 per annum
- Established licenced venue popular with the local community
- Scope to increase historic levels of trade
- Extensive four bedroom private accommodation
- Internal and external trade areas for approximately 120 customers
- Gross Internal Area (GIA) of approximately 3,340 Sq Ft
- Grade II Listed

LOCATION

Chelmsford is an historic city located within the county of Essex approximately 30 miles north east of London. The city has a population of circa 185,000 residents and was considered one of the best places to live in the UK according to The Times, 2019.

The Bay Horse is located south of the city centre fronting Moulsham Street just off Parkway (A1060) approximately 10 minutes' walk from Chelmsford railway station. Businesses operating on Moulsham Street include Tesco Express, Boots Pharmacy and a wide range of independent retailers, restaurants, bars and cafes.



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DESCRIPTION

The property comprises a two storey end of terrace building of timber frame construction with rendered elevations beneath a pitched tiled roof with dormer window and single storey extensions to the rear. Externally there is decked trade terrace to the side elevation. There is parking to the rear of the property which will be excluded from the letting however, the tenant and their customers will be allowed to use this.

ACCOMMODATION

Ground Floor – Open plan trading area with central bar servery and seating on loose tables, chairs and booth seating for approximately 54 customers. Ancillary areas to the rear comprise former trade kitchen, cellar, stores and customer WC's.

First Floor – Manager's accommodation comprising three bedrooms, kitchen and a bathroom.

Second Floor – Single room in loft space.

APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Ground	220	2,364
First	81	873
Second	10	103
Total	311	3,340

Interested parties are advised to check these areas which are indicative only and show best estimates under the current configuration.



PREMISES LICENCE

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol daily from 10:00 until 01:00.

FIXTURES AND FITTINGS

The fixture and fittings have previously been removed from the property which will need to be furnished by the ingoing tenant.

RATEABLE VALUE

2023 Rateable Value - £50,500.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.



PLANNING

The property is Grade II Listed and is situated within Moulsham Street Conservation Area.

EPC

C-67.

TENURE

Leasehold.

TERMS

Available by way of a new free of tie lease expiring March 2034. Rental offers in the region of £45,000 per annum are invited.

VIEWINGS

Viewings can be arranged by contacting the sole letting agents below.

CHARLIE NOAD

Tel: 07780 599698

Email: charlie.noad@savills.com

STUART STARES

Tel: 07807 999841

Email: sstares@savills.com

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