

TO LET

Prominent Take-Away (A5) Opportunity
Busy Main Road Position
1,862 sq. ft. (173 m²)

UNIT G, ARMY & NAVY

Parkway, Chelmsford, Essex, CM2 7GY

- Prominent corner roadside position
- Close proximity to Chelmsford City centre
- Excellent vehicular access and rear car parking (free for 30 minutes)
- Existing A5 use

KEMSLEY
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Located in a prominent position, set back from Parkway, and at its junction with Goldlay Avenue. The premises forms part of a large mixed use development where other occupiers include Evans Cycles, Wed2Be and Nasbets as well as an 81 bedroom Travelodge Hotel above.

Fronting directly onto Parkway and just off the Army & Navy roundabout, the unit benefits from fantastic vehicle access linking the A1114 between Chelmsford city centre and the A12.

DESCRIPTION

Comprising a large corner unit with extensive frontage onto Parkway.

The premises are finished to shell and with capped off services, however, it benefits from excellent floor to ceiling height. There is a service corridor which leads out to the rear where there is a shared car parking area (80 spaces) approached via Goldlay Avenue.

ACCOMMODATION

Ground Floor 1,862 sq. ft. (173 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available leasehold by way of an assignment or sub-letting of our Clients leasehold interest. The lease is for 25 years from 2016 (Expiring 2041) subject to five yearly rent reviews.

PASSING RENT

£36,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

EPC

An EPC will be commissioned.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

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