

FOR SALE

GUIDE PRICE £499,000

elwell taylor



147-149 SPRINGFIELD ROAD
CHELMSFORD
CM2 6JW

FREEHOLD FOR SALE

- 2,350 SQ FT (218.32 SQ M)
- GROUND FLOOR RESTAURANT / RETAIL
- KITCHEN / STORES / YARD
- FIRST FLOOR LIVING ACCOMMODATION

LOCATION

The property is situated in Springfield Road, Chelmsford close to the junction with Victoria Road. The property is within a quarter of a mile of Chelmsford city centre and mainline railway station.

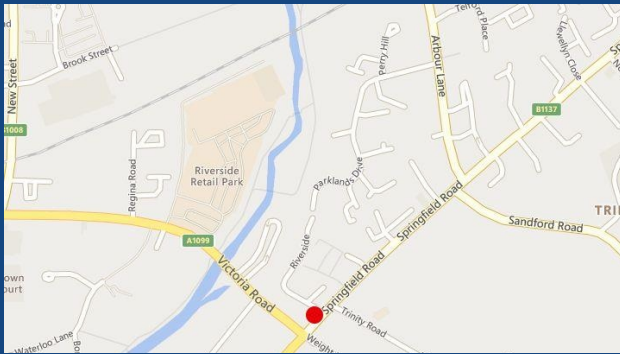
DESCRIPTION

147-149 Springfield Road comprises of a ground floor restaurant premises, first floor living accommodation, rear yard and stores.

The restaurant traded as the popular Empire Palace Chinese Restaurant for many years and consists of open plan restaurant area with small front lobby and separate side access lobby and counter that was used for takeaway collections. To the rear is a large commercial kitchen, stores, covered yard with gated access from Meadowside, and a cold/freezer store.

Stairs to the first floor lead to a landing with access to separate male and female WCs that serviced the restaurant, and access to the living accommodation.

The living accommodation comprises of hallway, living room, 2 bedrooms and a bathroom.



ACCOMMODATION

Ground Floor

Restaurant: 844 sq ft (78 sq m)
Kitchen / Stores: 743 sq ft (69 sq m)
Cold/Freezer Store: 324 sq ft (30 sq m)
Covered Yard

First Floor

Restaurant WCs
Hallway
Living Room: 16ft 7in x 12ft 9in
Bedroom 1: 13ft 3in x 10ft 9in
Bedroom 2: 9ft 10in x 8ft 8in
Bathroom

TERMS

Freehold with Vacant Possession

PRICE

Guide Price £499,000

VAT

We understand the property is not elected for VAT

BUSINESS RATES

Rateable Value: £16,250

LEGAL COSTS

Each party to be responsible for their own legal costs incurred



ELWELL TAYLOR FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT : (1) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; (2) ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTIONS OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; (3) NO PERSON IN THE EMPLOYMENT OF ELWELL TAYLOR HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.