

FORMER CTZN BAR

9-21 Springfield Road, Chelmsford, Essex, CM2 6JE



To Let Leasehold Licensed Premises Rental Offers Invited Sole Letting Agent

- Excellent licensed opportunity in a strong trading location in Chelmsford city centre
- Prominent frontage with high levels of passing trade
- Ground Floor Gross Internal Area of circa 4,000 square feet
- Nearby occupiers include Popworld, Walkabout and the Slug & Lettuce
- Available by way of a new lease on terms to be agreed or by an assignment of the existing lease

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Location

Chelmsford is a historic city in the county of Essex located around 40 miles north east of London with a population of circa 168,000 residents. It is located in the London commuter belt and benefits from direct train links into London Liverpool Street in 35 minutes. Former CTZN Bar is situated in the town centre on a licensed circuit and is located adjacent to a mixed used leisure scheme. Nearby occupiers include Slug & Lettuce, Be At One, Popworld and Walkabout.

Accommodation

Former CTZN Bar comprises of the ground and first floor of a four storey end of terrace property with a modern glazed frontage.

The property benefits from ground floor entry and includes a reception, large open plan trading area with a dance floor, stage with a bar on either side, DJ booth and a separate large bar.

The first floor comprises of a large trading area with a dance floor and a bar.

Ancillary trade areas on the ground floor include a commercial kitchen, disabled WC, office, beer store, various storage areas and an amp room. The first floor includes customer WC's, large commercial kitchen and an office.

Externally the property benefits from a first floor smoking terrace. There is no car parking available with this property.

The property has a ground floor Gross Internal Area of approximately 4,000 square feet.

Former CTZN Bar presents an excellent opportunity to acquire a leasehold licensed premises in Chelmsford town centre.

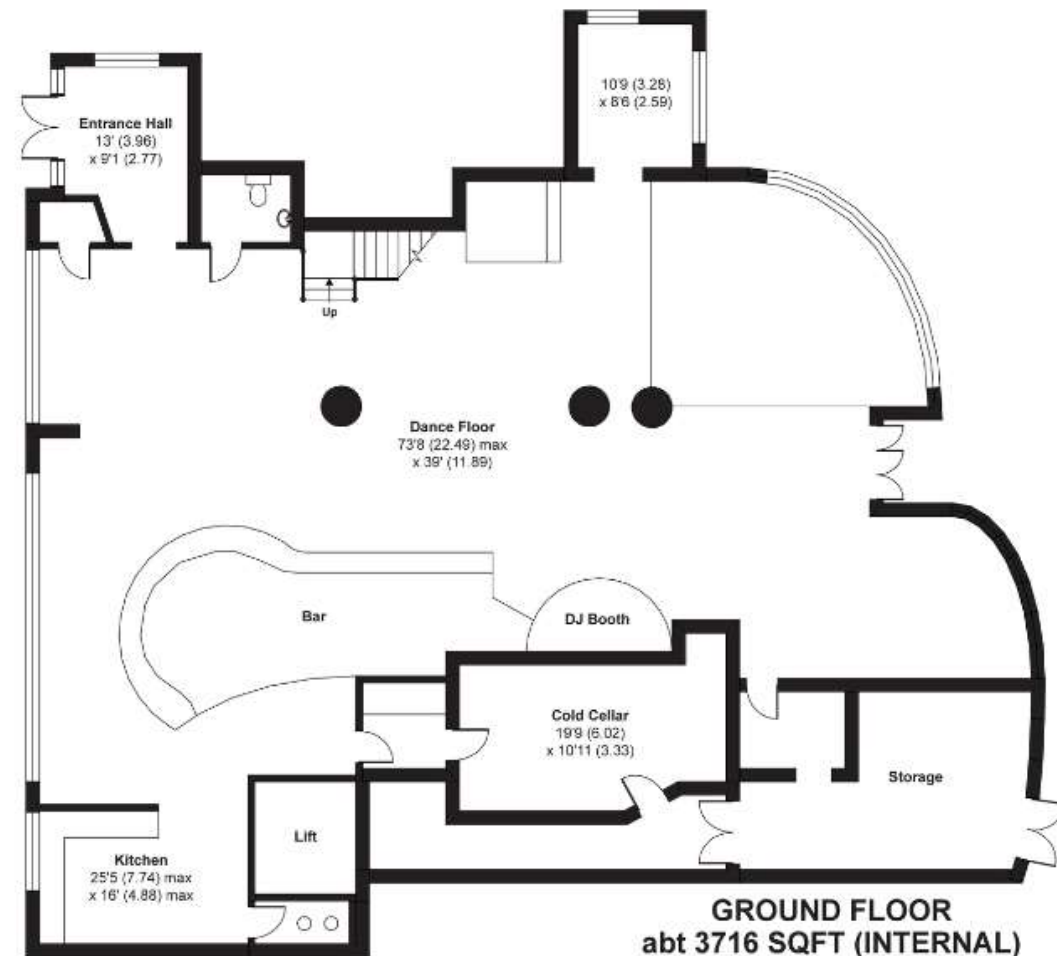


☎ 020 7557 7844

london@jamesabaker.co.uk www.jamesabaker.co.uk



FIRST FLOOR
abt 2348 SQFT (INTERNAL)

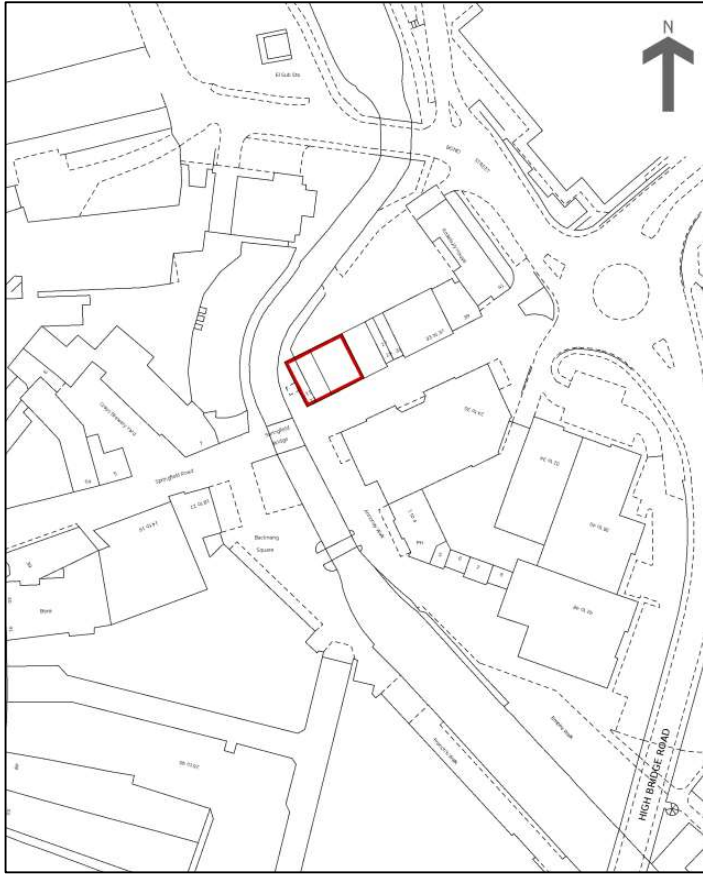


GROUND FLOOR
abt 3716 SQFT (INTERNAL)

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General Information

Rating

The current Rateable Value is assessed at £117,500.

Licences

It is understood that the property currently possesses a Premises Licence. Further details are available upon request.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed for trading.

Tenure

The premises are available either by way of a new sublease at a rent and terms to be agreed, subject to landlord's consent, or an assignment of the existing lease which expires in June 2027.

Fixtures and Fittings

Trade fixtures and fittings are not included in the letting of this property. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property has an EPC rating of D. A copy of the certificate is available on request.

VAT

VAT will be applicable on the letting of this property.



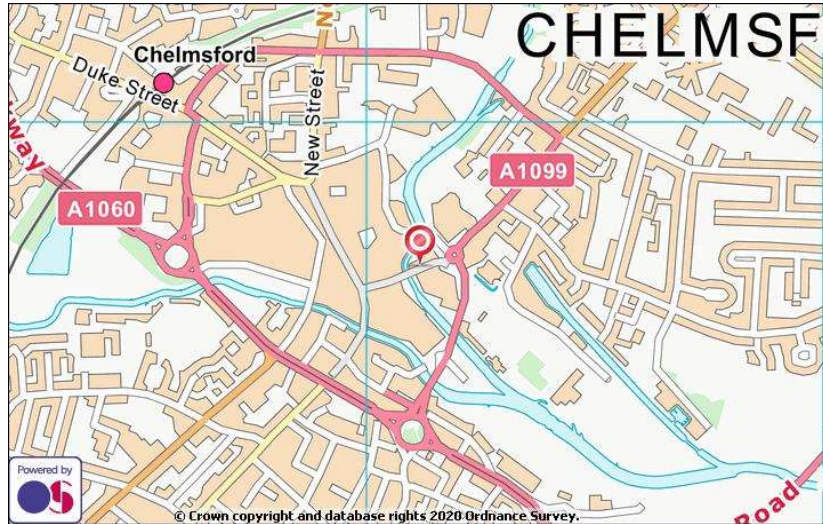
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Agent Details

For further details please contact



William Baker
Agency Surveyor, London



07415 716 580

william@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors 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 intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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