



Tenure

Freehold.

Location

Chelmsford is an historic market town with a population of 95,000, situated on the A12 some 25 miles north-east of central London and 22 miles west of Colchester. The A12 provides a rapid link to the M25 Motorway (Junction 28, 13 miles) and the town also benefits from regular rail services. The property is situated on the north side of the pedestrianised Springfield Road, just off High Street in the heart of the town centre, opposite The Meadows Retail Park. The new John Lewis anchored Bond Street development (due to complete in autumn 2016) is immediately to the north of the property and will comprise 300,000 sq ft of retail and leisure, including a 120,000 sq ft John Lewis store. Occupiers close by include Tesco, Argos, Maplin, Zizzi, Costa, BHS, Nando's and Debenhams amongst many others.

Description

The property is arranged on ground and three upper floors to provide a café/restaurant on the ground floor with three floors of self-contained offices above, which are approached from the front. The offices benefit from perimeter trunking, suspended ceilings and a four person passenger lift serving all floors. WCs are located on each of the upper floors. In addition, there are four car parking spaces at the rear.

Planning (1)

The upper floors may have potential for conversion to residential, subject to the existing tenancy (of the first floor) and all necessary consents. Floorplans are available in the legal pack.

All enquiries: www.chelmsford.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 55 Chelmsford**.

Chelmsford

Springfield House

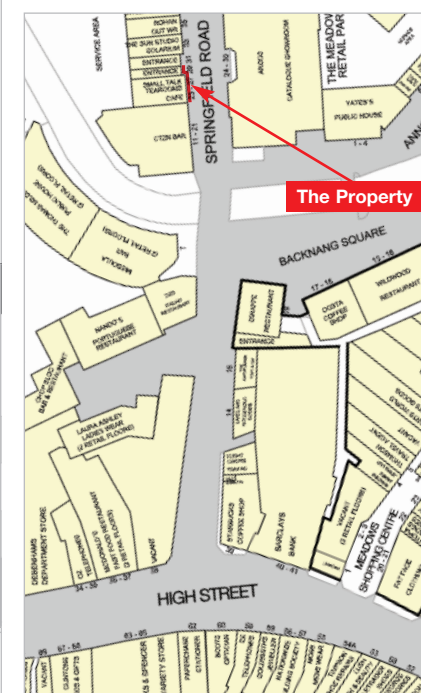
25-29 Springfield Road

Essex

CM2 6JE

- **Freehold Café/Restaurant and Office Investment with Residential Potential**
- Town centre pedestrianised location close to the new John Lewis anchored Bond Street development
- Comprises a café with 363 sq m (3,906 sq ft) of offices with residential potential, subject to consents (1)
- Total Current Rents and Licence Fees Reserved

£50,244 pa
plus vacant offices



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Michal Restaurants Limited (www.smalltalktearooms.co.uk)	Gross Frontage 8.55 m Net Frontage 7.75 m Shop Depth 14.9 m Built Depth 15.3 m	(28' 1") (25' 5") (48' 10") (50' 3")	10 years from 07.11.2011 Rent review every 5th year FR & I	£32,000 p.a. Rent Review November 2016
First Floor	One Housing Group Limited	First Floor (1)	121 sq m (1,302 sq ft)	A term of years expiring 30.01.2015 FR & I	£12,870 p.a. Holding over
Second and Third Floors	Vacant	Second Floor (1) Third Floor (1)	121 sq m (1,302 sq ft) 121 sq m (1,302 sq ft)		
Access rights at rear	Marstons plc	Access right at rear	Licence dated 29.01.2008	£5,374 p.a.	

NB Floors areas are gross internal

Total £50,244 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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