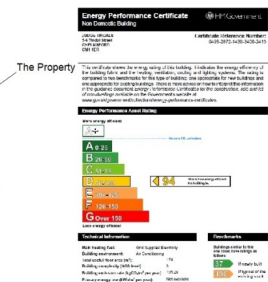
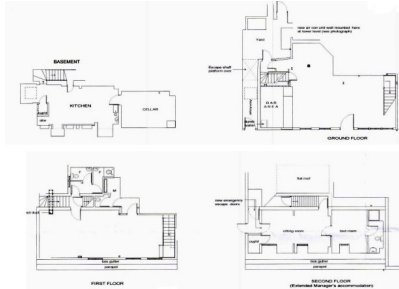


# Former licenced premises available now located in City centre location in fast growing restaurant area

## To Let



6 Tindal Street  
Chelmsford CM1 1ER

### DESCRIPTION:

**6 Tindal Street** until recently was trading as Liaison Bar & Grill however the premises was previously known for many years as the popular public house Judge Tindals. Trading areas are on the ground (627sq ft - 58.25sq m) and first floor (546sq ft - 50.70sq m). The male and female WCs are located on the first floor. The second floor (425sq ft - 39.45sq m) which is divided in to three rooms (plus WC and shower room) was formerly used as storage and staff areas. In addition there is a basement of approx 392sq ft (36.45sq m). The property has an EPC rating of D 94. Available now could be used as offices subject to planning.

**RATEABLE VALUE:** £20,500 2017 listing - £8,330 payable for the year 2017/18

**APPROXIMATE SIZE:** 392 sq ft (36.43 sq m) Basement. 627 sq ft (58.27 sq m) Ground Floor. 546 sq ft (50.75 sq m) First floor. 325 sq ft (30.21 sq m) Second floor.

### LOCATION:

**Tindal Street**, which forms part of the town centre conservation area, runs parallel to the High Street in Chelmsford's up and coming eaterie area. The property is situated a short distance south of Tindal Square where the national restaurant chains of Cote Brasserie, Carluccio's, Turtle Bay & Bourgee have recently opened. Other occupiers close by include Boots, TSB Bank, Ladbrokes, H Samuel, Natwest, HSBC, Specsavers. The High Chelmer Shopping Centre with major retails such as Next, Primark, Top Shop, Miss Selfridge and the newly opened Bond Street Shopping area which is anchored by John Lewis with Goldsmiths, The White Company, White Stuff, L'Occitane and Fatface being amongst the tenants. There are a number of cafés, restaurants and bars located in the area with more to come.

### TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease at a rent and term to be agreed.

### PARKING:

There are various car parks in the area and the property is a short walk from Chelmsford railway station (London Liverpool Street 35mins), bus station and in addition it is close to taxi ranks.

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Viewing by appointment