

## ALL ENQUIRIES PUBLIC HOUSE

Moulsham Inn, 6 Waterson Vale  
Chelmsford CM2 9PB



Viewing Date  
10<sup>th</sup> December 2024  
12 noon – 12.30pm

### Contact

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## Location

The property is prominently located on the corner of Waterson Vale and Burghley Way, adjacent to a Lidl Supermarket and Farmfoods in the suburb of Moulsham, Chelmsford. The surrounding area is predominantly residential in character.

Located approximately 1.5 miles to the south of Chelmsford City Centre and Chelmsford Train Station which provides easy access into London Liverpool Street. Chelmsford benefits from excellent communications via the A12 giving direct access to the M25 and junction 28 to the south.

## Description

The property comprises a detached two storey former public house with shared onsite parking with Lidl and Farmfoods.

Internally the ground floor comprises a restaurant and bar area with ancillary areas including customer WC's, kitchen and associated storage. The first floor comprises a former children's soft play area.

## Tenure

Freehold/Leasehold

## Terms

Unconditional offers are invited.

## Planning

Within the adopted Development Plan, the site is not designated for any specific use. However, the site is deemed as a community facility, therefore it is subject to Local Plan Policy DM21.

## Energy Performance

EPC Rating – B

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rateable Value

We are advised that the Rateable Value for the property is £31,250 and the UBR for 2024/25 is 49.9p in the £. Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Viewing is strictly via the sole agents. A viewing day will be arranged.

## Prominent public house

Adjacent to Lidl and Farmfoods

Unconditional offers only



### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	511.05	5,501
First floor	233.00	2,508
Total	744.05	8,009
	Hectare	Acre
<b>Total Site Area</b>	<b>0.08</b>	<b>0.20</b>

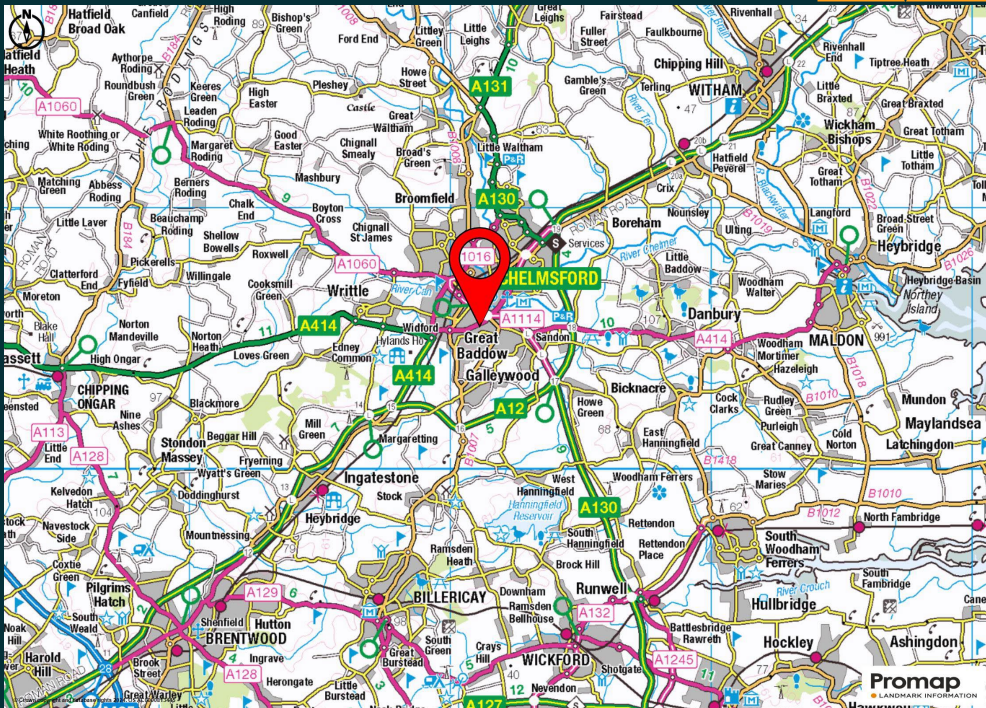
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.08 hectares

**0.20** acres



For further details contact:  
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