

# UNITS 1 & 2 FRENCH'S WALK

7 & 9 SPRINGFIELD ROAD, CHELMSFORD CM2 6JE

VACANT PUBLIC HOUSE/LEISURE UNITS IN ESSEX AVAILABLE TO LET

The Savills logo consists of a solid yellow square positioned above the word "savills" in a lowercase, sans-serif font. The background of the entire advertisement is a photograph of a modern building with a curved glass facade and a brick section, situated next to a canal. The canal's water reflects the building and the sky. A colorful mural is visible on the brick wall.



## HIGHLIGHTS INCLUDE:

- Two prominent fitted high street bar units to let
- Busy high location in the heart of Chelmsford leisure circuit.
- Riverside setting.
- Large footprint sites, Unit 1 - 9,891 sq ft & Unit 2 - 8,556 sq ft
- Both units have a terminal hour of 4.00 a.m. on Friday and Saturday nights.
- A new free-of-lease is available for a term to be negotiated on an offers-invited basis.

## LOCATION

The property is located in Chelmsford, approximately 11 miles (17.7 kilometres) south of Braintree, 24 miles (38.6 kilometres) south-west of Colchester and 32 miles (51.5 kilometres) north-east of Central London.

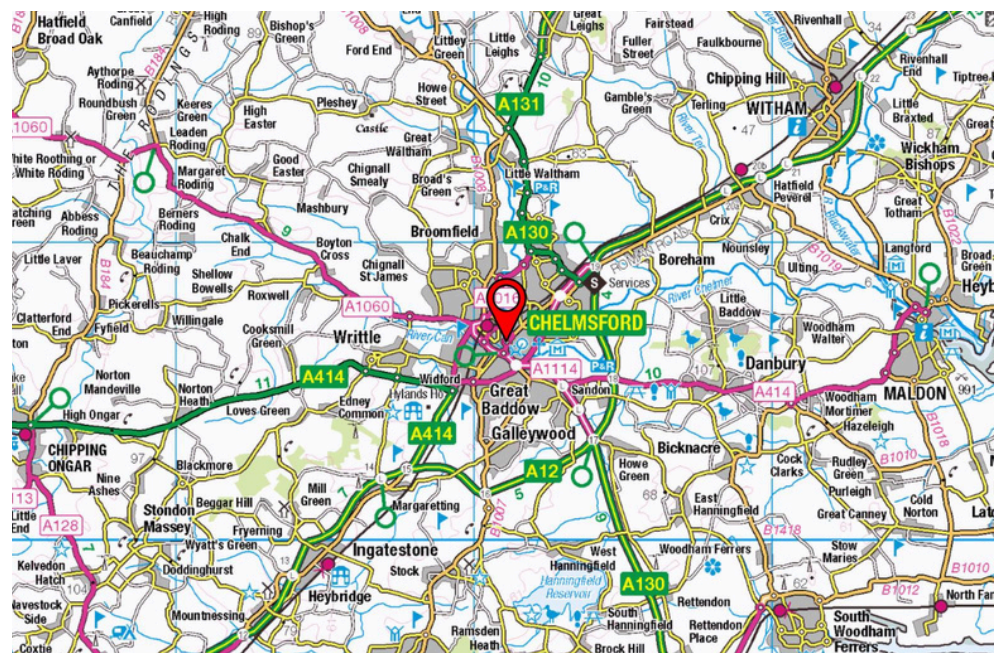
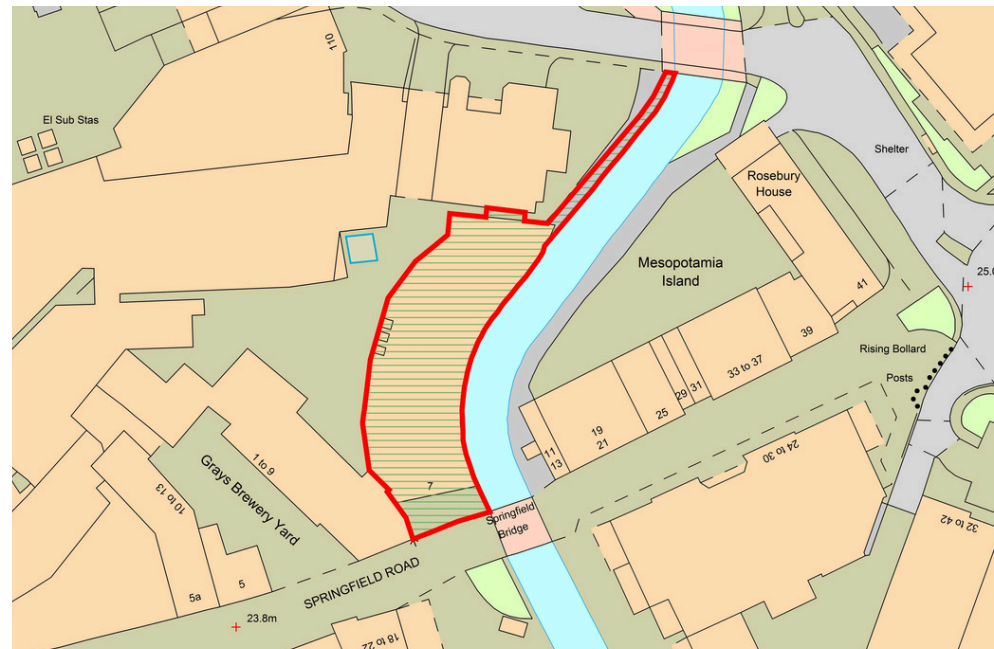
The property occupies a prominent riverside location fronting Springfield Road and French's Walk. Both of which are at the rear of the Meadows Shopping Centre. The area immediately surrounding the property has developed into a leisure circuit on either side of the River Chelmer, with operators including Back Yard Golf, Cosy Club, Slug & Lettuce, Wildwood, Costa, Wingstop, Zizzi and Nando's. Chelmsford Railway Station is located 0.5 miles west.

## DESCRIPTION

The property comprises a large purpose-built leisure unit set over ground, first and second floors. The property is steel-framed, with a large glazed facade under a corrugated steel roof. The property has been split into two units.

## LINKS

GOOGLE STREET VIEW



## UNIT 1 (POPWORLD)

### ACCOMMODATION

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**Ground Floor** The ground floor is the principal trading area and provides large open plan accommodation with a linear bar servery at the rear, dance floor with DJ booth and seating for approximately 65 covers. The ancillary provision on this floor includes male & female customer toilets and glass wash.

**First Floor** The first floor provides an additional trading area with a void between ground and first floor to harmonise the trading areas. The trading area has a linear bar servery with some seating but further space for vertical drinking. The ancillary position at this level includes a disused trade kitchen.

**Mezzanine** Cellar and stores.

**Second Floor** Male and female customer toilets, Staff room, Office, Plant room.

**Externally** Pavement seating area with space for approximately 50-60 covers.

First floor terrace with capacity for circa 20 people.

### RATEABLE VALUE

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2023 Rateable Value - £150,000.

### EPC

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C - 55





## LICENSING

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

Licensable Hours:

- Monday & Tuesday - 10:00-02:00
- Wednesday & Thursday - 10:00-03:00
- Friday & Saturday - 10:00-04:00
- Sunday - 10:00-03:00

Licensing conditions:

- On Friday and Saturday at least 4 SIA Licensed door supervisors shall be on duty from 22:00

## FLOOR AREAS

Floor	Description	Sq Ft	Sq M
Ground	Trading	4,222	392
First	Trading	3,829	356
Second	Ancillary	1,840	171
<b>Total</b>		<b>9,891</b>	<b>919</b>



# FLOORPLAN

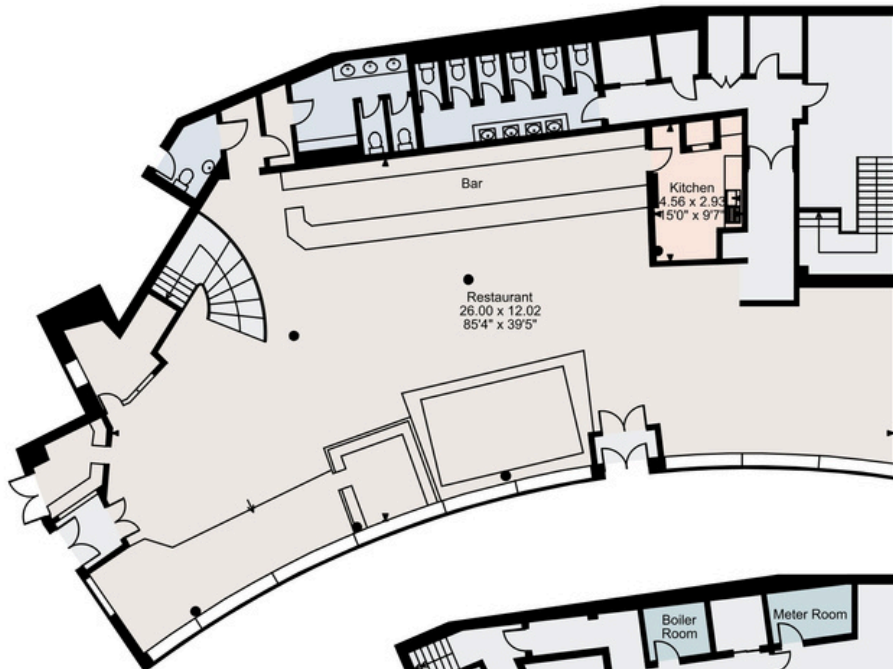
## Popworld, Chelmsford

Ground Floor gross internal area = 4,222 sq ft / 392 sq m

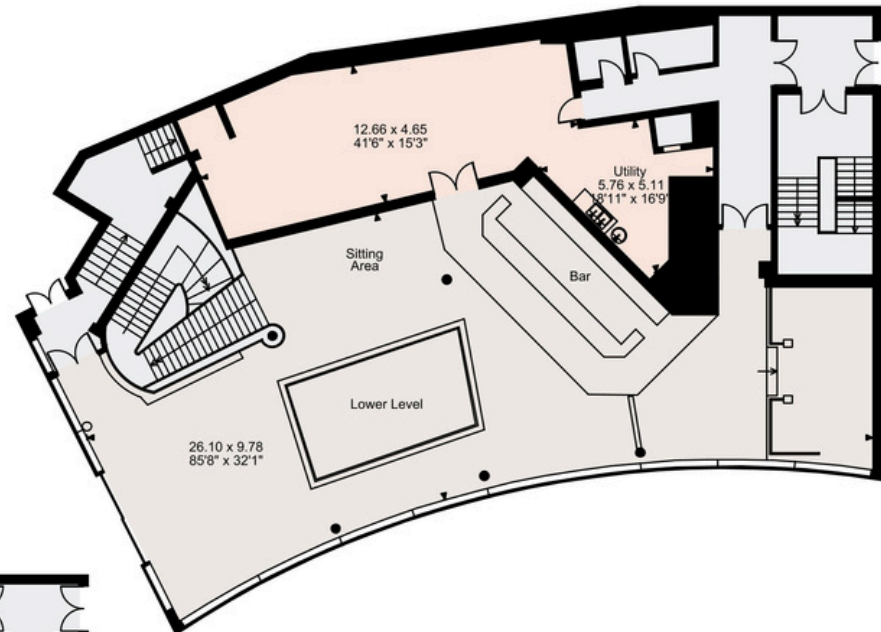
First Floor gross internal area = 3,829 sq ft / 356 sq m

Second Floor gross internal area = 1,840 sq ft / 171 sq m

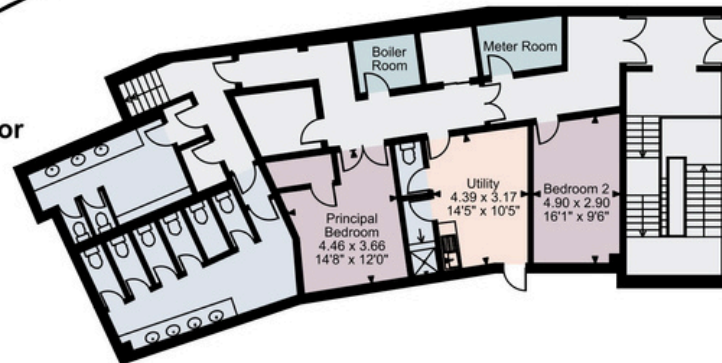
Total gross internal area = 9,891 sq ft / 919 sq m



Ground Floor



First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## UNIT 2 (WALKABOUT)

### ACCOMMODATION

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**Ground Floor** The ground floor is the principal trading area and provides large open plan accommodation with a linear bar servery at the rear, elevated DJ booth and seating for approximately 100 covers.

**First Floor** The first floor provides an additional trading area with a void between ground and first floor to harmonise the trading areas. The trading area has a linear bar servery and seating for approximately 55-60 covers.

The ancillary position at this level includes a trade kitchen and male & female customer toilets.

**Mezzanine** Not Applicable.

**Second Floor** Refrigerated beer store, Office, Staff rooms, Plant room.

**Externally** Not Applicable.

### RATEABLE VALUE

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2023 Rateable Value - £91,000.

### EPC

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E - 122



## LICENSING

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

Licensable Hours:

- Sunday & Tuesday - 09:00-02:00
- Friday & Saturday - 09:00-04:00

Licensing conditions:

- On Friday and Saturday at least 4 SIA Licensed door supervisors shall be on duty from 22:00

## FLOOR AREAS

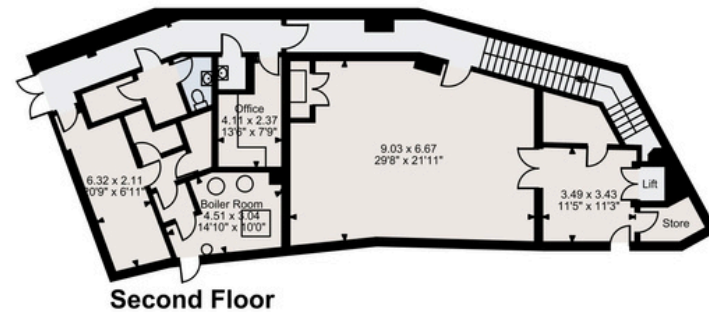
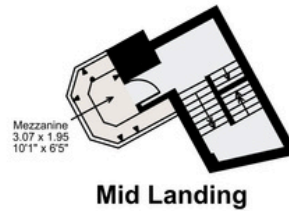
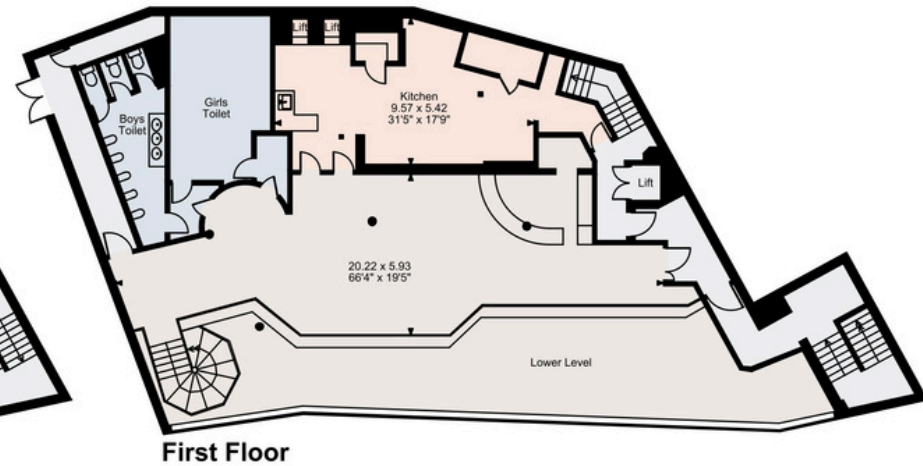
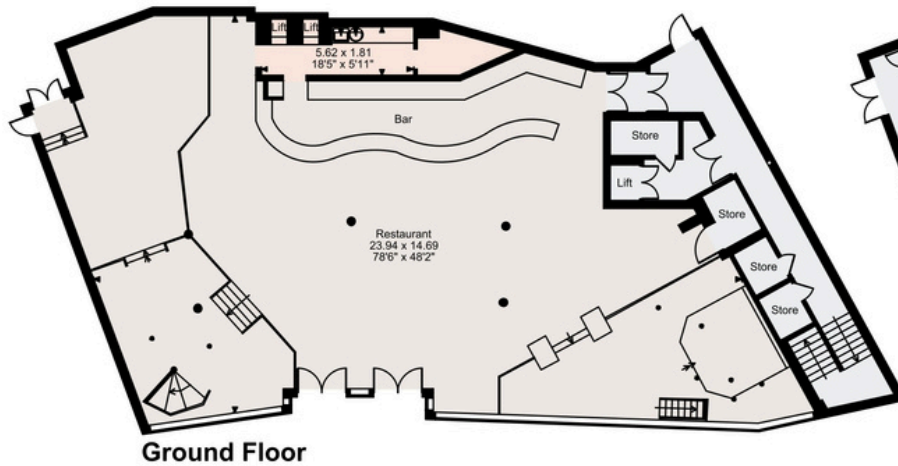
Floor	Description	Sq Ft	Sq M
Ground	Trading	3,932	365
First	Trading	2,719	253
Mezzanine	Ancillary	141	13
Second	Ancillary	1,764	161
<b>Total</b>		<b>8,556</b>	<b>795</b>



# FLOORPLAN

## Walkabout, Chelmsford

Ground Floor gross internal area = 3,932 sq ft / 365 sq m  
Mid Landing gross internal area = 141 sq ft / 13 sq m  
First Floor gross internal area = 2,719 sq ft / 253 sq m  
Second Floor gross internal area = 1,764 sq ft / 164 sq m  
Total gross internal area = 8,556 sq ft / 795 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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## PLANNING

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The subject properties are not listed nor in a conservation area.

## FIXTURES & FITTINGS

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The property has been vacated by the previous tenant, and the fixtures and fittings, plant and equipment form part of the letting, albeit in their existing condition.

## TERMS

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My client is seeking offers for a new, fully repairing and insuring free-of-tie lease to be negotiated on an offers invited basis.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective tenants/purchasers. Prospective tenants/purchasers will need to provide proof of identity and residence.





UNITS 1 & 2 FRENCH'S WALK, 7 & 9 SPRINGFIELD ROAD, CHELMSFORD

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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**Ed Sandall**

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### IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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