

green
&partners



CHELMSFORD

36/37 HIGH STREET, ESSEX CM1 1BE

**PRIME, WELL SECURED, FREEHOLD
RESTAURANT INVESTMENT**



INVESTMENT SUMMARY

- **100% prime** High Street position in **Chelmsford City Centre**, adjacent to The Range and opposite Marks & Spencer;
- Entire property let to **McDonald's Restaurants Limited** on a new **15-year FRI lease from July 2023** (tenant break in July 2033);
- Rebased rent of **£250,000 per annum** exclusive, with upward-only rent reviews in 2028 and 2033;
- Lease provides an unexpired term of approx. 7.75 years to break and **12.75 years to expiry**;
- McDonald's agreed lease regeared well in advance of previous lease expiry, showing the tenant's long-term commitment to the location;
- Total net internal area of **7,012 Sq Ft** (651 Sq M) arranged over ground, first and second floors;
- McDonald's is one of the UK's most established and recognisable brands, operating over 1,450 restaurants nationwide with a turnover of £1.8bn;
- Held **Freehold**.

**WE ARE INSTRUCTED TO SEEK
OFFERS IN EXCESS OF**

£3,475,000

Three Million Four Hundred and Seventy Five Thousand Pounds subject to contract and exclusive of VAT.

NET INITIAL YIELD 6.76%

ALLOWING FOR PURCHASER'S COSTS OF 6.50%

LOCATION

CHELMSFORD WAS GRANTED CITY STATUS IN 2012 AND IS THE COMMERCIAL AND ADMINISTRATIVE CENTRE FOR ESSEX, AS WELL AS THE REGION'S PREMIER RETAILING AND LEISURE DESTINATION.



Chelmsford is a highly attractive and affluent city located 40 miles (64km) east of Central London and 21 miles (34km) south west of Colchester. The city is recognised for its vibrant shopping environment, affluent catchment and significant levels of retail expenditure.



DEVELOPMENT & INVESTMENT

Chelmsford is one of the fastest-growing cities in the East of England, offering excellent connectivity and a vibrant economy. Home to over 9,000 businesses and contributing around £5.6 billion to the national economy, the city benefits from a highly skilled workforce, supported by Anglia Ruskin University and top-performing schools.

Major regeneration projects are driving growth, including the Chelmsford Garden Community, which will deliver up to 10,000 new homes, schools, green infrastructure, and 43,000 sq ft of employment land. A key feature of the scheme is the city's new railway station at Beaulieu Park, the first on the Great Eastern Main Line for over a century.

Due to open in 2025/26, it will provide direct services to London Liverpool Street, further enhancing Chelmsford's connectivity and commuter appeal.

Other strategic developments include the transformation of Chelmer Waterside into a new urban quarter, and a pipeline of mixed-use schemes delivering thousands of homes and commercial space.

The city's pro-growth agenda is backed by the Invest Chelmsford initiative, which supports businesses and attracts investment across sectors including retail, leisure, logistics, life sciences, and advanced manufacturing.



**34 MINS TO LIVERPOOL STREET
VIA THE ELIZABETH LINE**

Chelmsford has excellent road communications benefiting from direct access to the M25, via the A12, and therefore the UK's national motorway network. The A130/A131 also provides a direct route to Braintree to the north and Southend-on-Sea to the south.

PARKING

Chelmsford City Centre offers a range of parking options, including High Chelmer Car Park (1,012 spaces), Q-Park Meadows (454 spaces) and Bond Street Car Park (286 spaces).





397k
CONSUMER
BASE



POPULATION GROWTH
SIGNIFICANTLY ABOVE
AVERAGE GROWTH
PROJECTED FOR
2023-2028



HOMEOWNERS
SIGNIFICANTLY
ABOVE
AVERAGE
LEVEL



CITY STATUS
ONE OF
THE UK'S
NEWEST
CITIES



AB SOCIAL GROUP
SIGNIFICANTLY ABOVE
AVERAGE PROPORTION
OF ADULTS IN THE
MOST AFFLUENT GROUP

BOND ST.
CHELMSFORD

EVERYMAN

JOHN LEWIS
& PARTNERS



CHELMSFORD
36/37 HIGH STREET, ESSEX CM1 1BE

Meadows

Range
Home - Leisure - Garden

M&S

HIGH STREET

CHELMSFORD



**CHELMSFORD IS THE
PREMIER RETAILING
DESTINATION WITHIN
THE COUNTY OF
ESSEX WITH A CITY
CENTRE RETAIL
FLOORSPACE OF
1.33M SQ FT.**

RETAILING IN CHELMSFORD

The prime shopping area is compact and predominantly pedestrianised, with High Street serving as the focal point.

The city's three shopping centres, **Bond Street**, **High Chelmer** and **The Meadows**, are situated to the east, northwest and southeast of High Street respectively. However, The Meadows is subject to plans for redevelopment into a residential led mixed-use hub which will solidify High Street as the city's prime retailing location.

The leisure provision within the town is strong with **Wagamama**, **Giggling Squid**, **Bills**, **Mowgli**, **Boom Battle Bar** and **Everyman Cinema** all located in Bond Street. There are further operators located around the town including High Chelmer, Brewery Yard and High Bridge Place.

Occupiers along the prime section of the High Street include: **M&S**, **H&M**, **Waterstones**, **The Range**, **Metro Bank**, **Holland & Barrett** & **Santander**.



SITUATION & DESCRIPTION

The subject property lies in a 100% prime position on the west side of High Street, adjacent to The Range and opposite Marks & Spencer.

The property is a three-storey mid-terrace brick building with a modern glazed McDonald's frontage at ground floor and traditional period elevations above.



TENANCY

The property is let to McDonald's Restaurants Limited on a full repairing and insuring lease for a term of 15 years from 11 July 2023, expiring 10 July 2038, with a tenant break option on 11 July 2033.

The lease provides an unexpired term of approximately 7.75 years to break and 12.75 years to expiry.

The current rent is £250,000 per annum exclusive, subject to upward-only open market rent reviews in 2028 and 2033.

McDonald's regeared their former lease well in advance of lease expiry, down from a previous passing rent of £310,000 per annum, underlining their strength of trade and long-term commitment to the site.

ACCOMMODATION

The property provides the following approximate areas:

DESCRIPTION	NIA (SQ FT)	NIA (SQ M)
Ground Floor ITZA	1,645 units	
Ground Floor Sales	4,963	461.1
First Floor	944	87.7
Second Floor	1,105	102.7
TOTAL	7,012	651.4

£250K
CURRENT
RENT

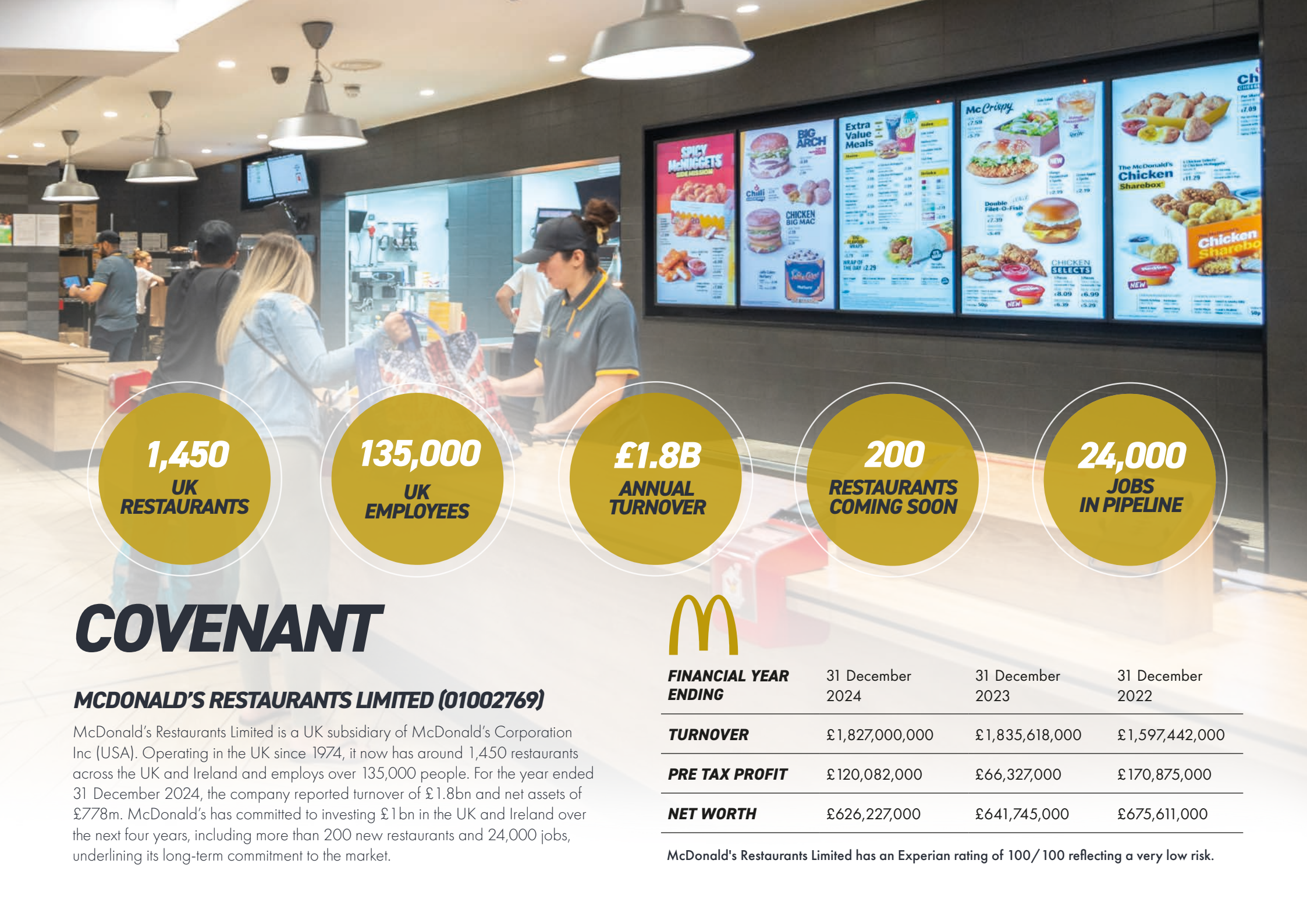
12.75
YEARS
TO EXPIRY

7.75
YEARS
TO BREAK



**PLAY
VIDEO**





1,450
UK
RESTAURANTS

135,000
UK
EMPLOYEES

£1.8B
ANNUAL
TURNOVER

200
RESTAURANTS
COMING SOON

24,000
JOB
IN PIPELINE

COVENANT

MCDONALD'S RESTAURANTS LIMITED (01002769)

McDonald's Restaurants Limited is a UK subsidiary of McDonald's Corporation Inc (USA). Operating in the UK since 1974, it now has around 1,450 restaurants across the UK and Ireland and employs over 135,000 people. For the year ended 31 December 2024, the company reported turnover of £1.8bn and net assets of £778m. McDonald's has committed to investing £1bn in the UK and Ireland over the next four years, including more than 200 new restaurants and 24,000 jobs, underlining its long-term commitment to the market.



FINANCIAL YEAR ENDING	31 December 2024	31 December 2023	31 December 2022
TURNOVER	£1,827,000,000	£1,835,618,000	£1,597,442,000
PRE TAX PROFIT	£120,082,000	£66,327,000	£170,875,000
NET WORTH	£626,227,000	£641,745,000	£675,611,000

McDonald's Restaurants Limited has an Experian rating of 100/100 reflecting a very low risk.

**TENURE
FREEHOLD**

EPC

Available upon request.

VAT

The property has been elected for VAT and is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

SEEKING OFFERS IN EXCESS OF

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REFLECTING A NET INITIAL YIELD OF 6.76%

ALLOWING FOR PURCHASER'S COSTS OF 6.50%



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an inspection, please contact:

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Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. OCTOBER 2025