

# Lot 17, The Club Cafe/Breakfast Club, 219 Moulsham Street, Chelmsford, Essex CM2 0LR

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)

Let to Catsepts Cafes Ltd  
t/a The Club Café (part of The Breakfast Club)  
until September 2036 (no breaks)  
with imminent rent review



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## Property Information

### Freehold Long Let Leisure Investment

- Let to Catsteps Cafes Ltd t/a The Club Cafe (part of The Breakfast Club)
- 15 year lease until September 2036 (no breaks)
- Important upward only rent review in September 2026
- Total approx. floor area of 386.18 sq m (4,157 sq ft)
- Busy town centre location close to Meadows Shopping Centre, Bond Street Shopping Centre and High Chelmer Shopping Centre
- Nearby occupiers include Pizza Express (adjacent), Be At One (adjacent), KFC, Taco Bell, Boots and Moss Bros
- VAT free investment

#### Lot

17

#### Auction

26th March 2026

#### Rent

£70,000 per Annum Exclusive

Important upward only rent reviews in September 2026 and 2031.

#### Sector

Retail, Leisure

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

24 miles south-west of Colchester, 42 miles north-east of London

#### Roads

A12, A130, A414

#### Rail

Chelmsford Railway Station (35 minutes to Liverpool Street)

#### Air

London Stanstead Airport, London City Airport

### Situation

The property is prominently situated in a prime retail and leisure trading position on Moulsham Street in Chelmsford Town Centre. The property benefits from being close to Meadows Shopping Centre, Bond Street Shopping Centre and High Chelmer Shopping Centre. Nearby occupiers include Pizza Express (adjacent), Be At One (adjacent), KFC, Taco Bell, Boots, Moss Bros and a range of other national and independent restaurants, retailers and bars.

### Tenure

Freehold.

### Description

The property comprises a cafe/restaurant arranged over the ground, first and second floors and benefits from an outside dining area to the front. The Tenant also benefits from an additional seating area on the street used by way of a license between the Tenant and the Council.

Further details on the Tenant and photos of the property can be found here - <https://thebreakfastclubcafes.com/chelmsford/>

### VAT

VAT is not applicable to this lot.

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**Essex CM2 0LR**

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Cafe/Bar	131.27	(1,413)	CATSTEPS CAFE LTD t/a The Club Cafe (The Breakfast Club) (1)	15 years from 02/09/2021 until 01/09/2036	£70,000 (2)	02/09/2026 02/09/2031
First	Cafe/Bar/Ancillary	149.66	(1,611)				
Second	Ancillary	105.25	(1,133)				
<b>Total</b>		<b>386.18</b>	<b>(4,157)</b>			<b>£70,000</b>	

(1) Catsteps Cafes Ltd was established in September 2012 and trade under the brand names of The Breakfast Club and The Club Cafe, currently operating from 15 locations across the south east in Soho, Hackney, Angel, St Pancras, Seven Dials, Gatwick Airport and Oxford amongst others as well as bars in London Bridge and Spitalfields. ([www.thebreakfastclubcafes.com](http://www.thebreakfastclubcafes.com)). For the year ending 31/03/2025, Catsteps Cafes Limited reported a Turnover of £18,050,388 and an Operating Profit of £399,643 (Annual report and financial statements as published at Companies House 18/02/2026).

(2) The Landlord holds a 3 month rent deposit of £16,250 plus a sum equal to VAT.

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Essex CM2 0LR**

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## Contacts

### Acuitus

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**CMS Cameron McKenna Nabarro Olswang LLP**  
1-3 Charter Square  
Sheffield  
S1 4HS

**Dan Sandbrook**  
0114 279 4066  
[dan.sandbrook@cms-cmno.com](mailto:dan.sandbrook@cms-cmno.com)

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