

The Stockwell, 44 West Stockwell Street, Colchester, Essex, CO1 1HN



For Sale / To Let
Attractive Town Centre
Restaurant
3,110 Sq Ft (288.92 Sq M)

-  Attractive Grade II Listed Restaurant Building
-  Extensive Refurbishment Undertaken
-  Circa 65 Covers
-  Rear Open Patio Courtyard Area
-  Rare Freehold Available

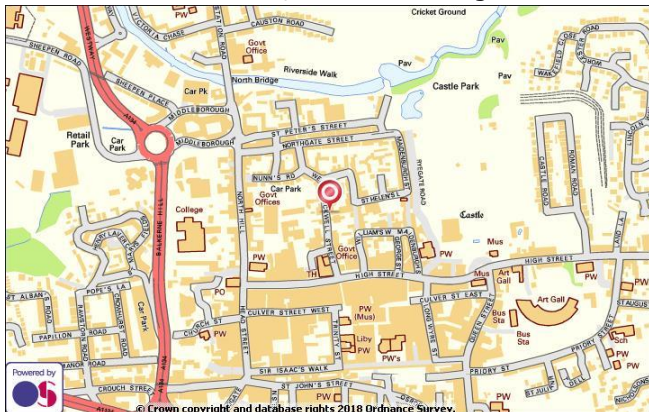


PROPERTY DETAILS

Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the Port of Harwich via the A120 and to the Midlands via the A14 at Ipswich. Regular intercity links are provided to London Liverpool Street, with a fastest journey time of 48 minutes. Over the past decade, the town has been one of the fastest growing in the UK.

The subject property is located in the attractive, predominantly residential Dutch Quarter of Colchester town centre, close to the High Street.



Description

The property comprises a two storey, Grade II listed building over ground and first floors with plastered elevations beneath a pitched pantile and slate roof. It has been refurbished to an exceptional standard benefiting from an array of attractive period features, fully fitted professional kitchen, circa 65 covers, minstrel room providing dining function room space, and a self-contained office / flat with living room, bedroom and fully fitted bathroom.

Business Rates

We are advised by Colchester Borough Council that the property has a Rateable Value of £29,750.

Legal Fees

Each party is to bear their own legal costs incurred throughout any transaction.

Accommodation

The property provides ground and first floor accommodation with the following dimensions and nett internal floor areas.

Ground Floor

Restaurant	2,050 sq ft
Kitchen	250 sq ft

First Floor

Lounge/Minstrel Room	450 sq ft
Bedroom	190 sq ft
Bedroom	115 sq ft
Bathroom	55 sq ft

Net internal Floor area 3,110 sq ft (288.9 sq m)

Terms

Freehold and Leasehold.

A new Full Repairing and Insuring (FRI) lease is available for a term to be agreed incorporating upward only rent reviews.

Rent/Price

Freehold- £495,000 Freehold

Leasehold- £32,500 per annum exclusive of business rates, VAT if applicable and all other outgoings

VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

Planning

We are advised that the property benefits from an existing restaurant use, falling within Class A3 Use in the Town and Country Planning Uses Classes Order 1987. The property is considered suitable for retail, office or residential use. Interested parties should make their own investigations of Colchester Borough Council - 01206 282222.

Energy Performance Certificate

The property has an energy performance rating of C74. A copy is available upon request.

For viewings and further details please contact



**Ewan Dodds BSc
FRICS**
ewan.dodds@whybrow.net
01206 577667



Grant Polkinghorne BSc Hons
Grant.polkinghorne@whybrow.net
01206 577667

01206 577667 | info@whybrow.net | whybrow.net | @whybrowproperty



Misrepresentation Act 1967

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending 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 correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, C04 5YQ. Registered in England No 2155295