

14 - 15 North Hill , COLCHESTER, Essex CO1 1DZ



For Sale / To Let
Attractive Restaurant with
rear courtyard
 2,610 Sq Ft (242.5 Sq M)

- Popular and busy town centre location
- Circa 98 Covers
- Secluded rear courtyard
- Self Contained flat (by separate negotiation)
- Suit various uses, STP



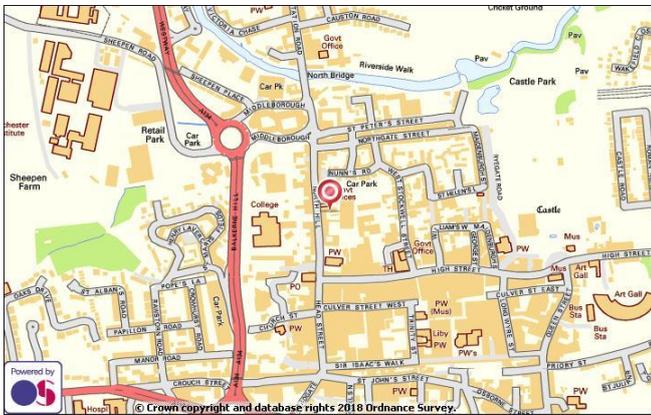
PROPERTY DETAILS

Location

Colchester has a population of some 180,000 and is a major commercial, retail and administration centre in north Essex. The town is home to the University of Essex and has excellent communication links via the A12 to the M25, the A120 to Stansted airport and the A14 to Ipswich and the Midlands. There is a regular rail service to London (Liverpool Street) with a fastest journey time of 52 minutes.

The property is situated within an area of restaurants, offices, shops and residential uses close to the prime shopping area of the town and multistorey parking in Nunns Road.

Occupiers in the vicinity include ASK Italian, Middletons Steakhouse, Papa John's, The Green Room and North Hill Hotel.



Description

The property, which is Grade II Listed, is arranged on basement, ground and two upper floors offering a ground floor bar, restaurant (43 covers), kitchen and WCs with a basement cellar. The first floor provides additional restaurant seating (55 covers) and ancillary accommodation. Further ancillary accommodation is on the second floor.

A self-contained 4/5 bedroom flat, accessed via North Hill is available by separate negotiation.

To the rear is a private courtyard at the rear, which provides a further 28 covers, and parking for two vehicles via Crispin Court adjacent.

Accommodation

Ground Floor	
Restaurant	1200 sq ft
Kitchen	385 sq ft
First Floor - Restaurant/offices	815 sq ft
Basement	210 sq ft
Total internal Area -	2,610 sqft (242.5 sq m)
Second Floor- Not accessed	

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- £325,000 Freehold

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

VAT

VAT may be applicable.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

We understand the property has an established Class A3 (Restaurant and Cafes) and Class A4 (public house) use. Interested parties are advised to contact the local Colchester Borough Council on 01206 282222.

Business Rates

We are advised that the property appears in the Valuation List with a Rateable Value of £58,500.

Energy Performance Certificate

The property has an EPC Rating of EPC Rating 101 Band E (Copy available on website).

For viewings and further details please contact



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