

3 High Street, Colchester, Essex CO1 1DA



LEASEHOLD or FREEHOLD **Prime Restaurant with Upper Parts** **4,815 sq ft (447.31 sq m)**

-  Prominent High Street Location
-  Restaurant Use Over Ground And First Floor
-  Storage Upper Parts
-  Close To New 90,000 Sq Ft Fenwick Department Store
-  May Suit Retail, Office Or Financial Use STP
-  Freehold Or Leasehold

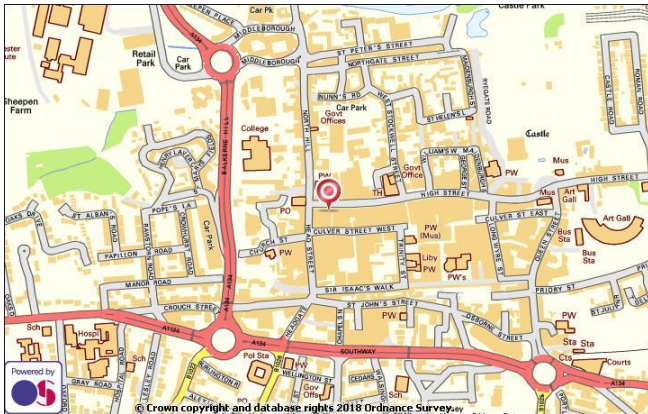


PROPERTY DETAILS

Location

Colchester is a major economic town with a resident population of 185,000 people. It has been one of the fastest growing towns in the UK for the past decade.

Colchester is well located in north Essex for access to the main communication links, including the A12 to the M25 (junction 28), the A120 to the Ports of Harwich and Stansted Airport and via the A14 via Ipswich to the Midlands. There are main line rail links to London Liverpool Street with a fastest journey time of 52 minutes.



Description

The subject property is located in the heart of the town centre on the High Street close to its junction with Head Street. Major occupiers in the vicinity include the recently and extended new Fenwick store, Post Office, Wedding Shop, Waterstones, Burger King and KFC and offers extensive ground and potentially first floor sales, second and third floor storage accommodation.

VAT

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

Legal Fees

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

Accommodation

According to our calculations the property has the following dimensions and net internal floor areas:

Ground Floor-sales	650 sq ft
Storage	275 sq ft
1st Floor-Sales/Stock	1,255 sq ft
2nd Floor-Stock	1,310 sq ft
3rd Floor-Stock	1,325 sq ft

Net Internal Area 4,815 sq ft (447.3 sq m)

Terms

Freehold - Offers in excess of £600,000.

Leasehold - £40,000 per annum exclusive of rates, VAT if applicable and all other outgoings.

Planning

We understand that the property benefits from Class A3 (restaurant) use. We consider the property suitable for a range of uses including retail, offices or financial uses STP. Interested parties should make their own investigations of Colchester Borough Council on 01206 282222.

Business Rates

We are advised by Colchester Borough Council that the property appears in the Valuation List as follows:

Ground Floor	£20,750
First & Second Floors	£10,500

Energy Performance Certificate

The property has an energy performance rating of E105. A copy is available upon request.

For viewings and further details please contact



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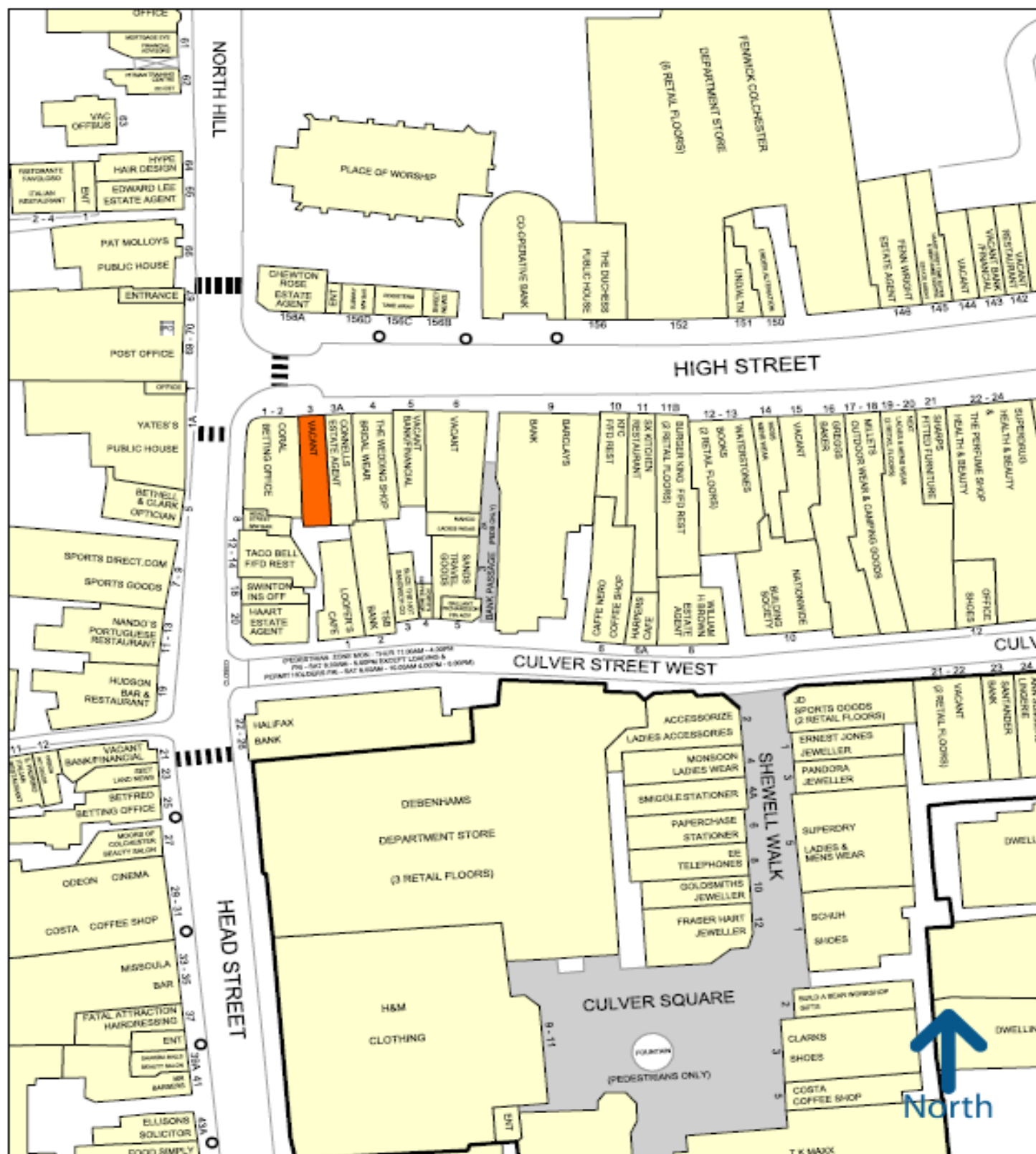
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Create d By: W Whybrow



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