

01206 577667

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 Whybrow

High Street Restaurant/Cafe – For Sale/To Let



97 High Street, Colchester, Essex, CO1 1TH

Asking Rent: £20,000 Per Annum Exclusive

Asking Price: £275,000 plus VAT

2,165 sq. ft (201 sq. m)

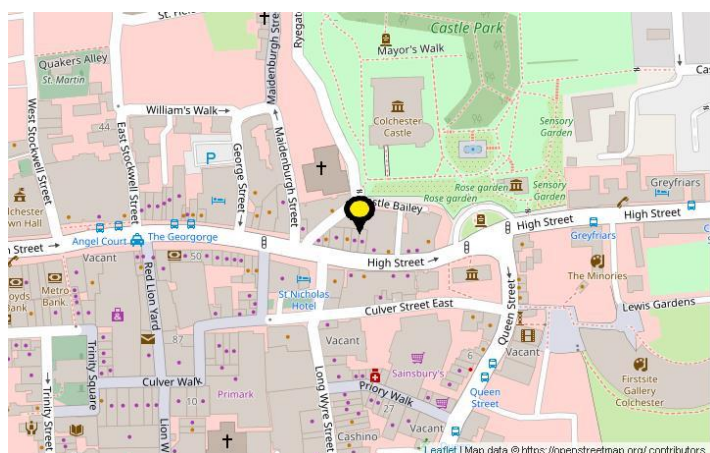
- Historic Roman Features
- Front and Rear Sales Area
- Disabled WC
- Opposite Colchester Castle
- Would Suit a Variety of Uses (STP)

Location

Now with City status, Colchester is a major economic centre in north Essex with a resident population of circa 185,000 people which is due to expand to over 200,000 people.

The City benefits from excellent access to the A12, M25 (J. 28), the A120 to the Ports of Harwich and Stansted Airport and via the A14 via Ipswich to the Midlands. Main line rail links to London Liverpool Street have a fastest journey time of 46 minutes.

The property is situated just off the High Street, directly opposite the historic Colchester Castle which was constructed in the 11th century.



Description

The property comprises a ground floor shop with extensive glazed frontage that benefits from return frontage. Internally to the front is an extensive retail area, reception and serving counter. It also benefits from additional large rear sales area, two private offices, disabled wc, and server room.

The accommodation has been fitted to an exceptional standard incorporating fully tiled floors including glazed tiles showing the historic Roman foundations beneath, plastered and painted ceilings with recessed and surfaced mounted lighting, and radiators.

Accommodation

The property benefits from the following Gross Internal Areas (GIA):

Gross Frontage	20.9m
Internal Width	19.53m
Shop Depth	10.3m
Floor Area	201.2sq.m (2,165sq.ft)

Asking Terms

Leasehold - £20,000 per annum exclusive of Business Rates, VAT and all other outgoings. A new lease is to be drawn on Full Repairing and Insuring (FRI) basis for a term of years to be agreed via a Service Charge and incorporating upward only rent reviews.

Long Leasehold – Asking price £275,000 plus VAT. Subject to a new 999-year lease at a peppercorn rent.

VAT

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

Service Charge

We understand that the property is subject to a service charge. Further details available upon request.

Town Planning

The property benefits from an established Class E (Restaurant / Cafe) use. The property is considered suitable for a range of alternative uses including Retail, Office, and Leisure, Subject to Planning.

Interested parties are advised to contact Colchester City Council on 01206 282222.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £31,250.

Legal Fees

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

Energy Performance Certificate

The property is to be assessed.



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