

8 Crouch Street, Colchester, Essex, CO3 3ES



To Let
A3 Town Centre Premises
2,544 Sq Ft (236.34 Sq M)

- Ground floor Sales/Bar Area 1,550 sq ft
- First Floor bar and WC's
- Outside covered bar area
- Fitted kitchen
- Fully fitted to an exceptional standard

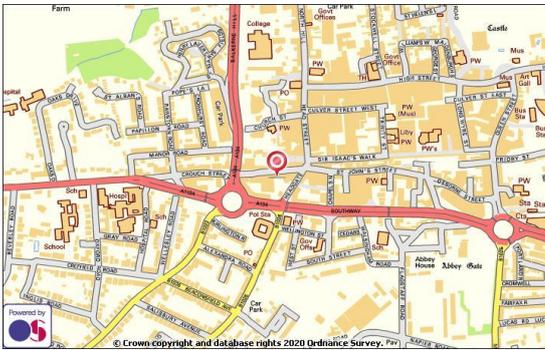


PROPERTY DETAILS

Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The town benefits from excellent communication links by the A12 to the M25 (J. 28), Stansted Airport and the port of Harwich via the A120, and via the A14 at Ipswich to the Midlands. Mainline rail connections are provided to London Liverpool Street with a fastest journey time of 52 minutes.

Crouch Street is a popular trading area on the south western edge of the Colchester town centre which contains a broad range of niche local and regional retailers, together with multi-story car parking at Balkerne Hill. The area contains a wide range of retail, office, restaurant and residential occupiers.



Description

The property is of two storey brick constructions beneath a flat roof offering a wide double frontage, with fully opening display doors to the front and rear, extensively fitted ground and first floor bar/restaurant areas, extensive marbled bar counter with serving cabinets and optics, internal and external stairs to the first floor, large covered external seating area to the rear, high quality fitted kitchen and ladies/gents WC facilities.

Energy Performance Certificate

The property does not currently have an EPC Certificate and is due to be assessed.

Business Rates

The property appears in the Valuation List with a Rateable Value of £59,000.

Accommodation

The property has the following dimensions and net internal areas:

Gross frontage	37'0"
Internal Width:	28'6"
Shop Depth:	54'6"

Ground Floor:	
Restaurant/bar	1,550sq.ft

First Floor:	
Restaurant/bar	885sq.ft
Kitchen	110sq.ft
Office	145sq.ft
Net Internal Area	2,544sq.ft (236.34sq.m)

Terms

The property is being offered by way of a new Full Repairing and Insuring lease for a minimum term of ten years with 5th year upward rent reviews.

Freehold terms upon request.

Rent

£55,000 per annum exclusive of Business Rates, VAT, and all other outgoings.

Premium

Premium offers in the region of £100,000 are sought for the benefit of the lease, business goodwill and fixtures and fittings. Stock at Valuation. An inventory of the fixtures and fittings can be provided to all interested parties.

Legal Fees

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

Planning

The subject property has an established Class A3 (Restaurant) Use. Interested parties are advised to contact the local Colchester Borough Council on 01206 282222.

For viewings and further details please contact



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