

01206 577667

www.whybrow.net

 **Whybrow**

Prime Restaurant/Bar To Let



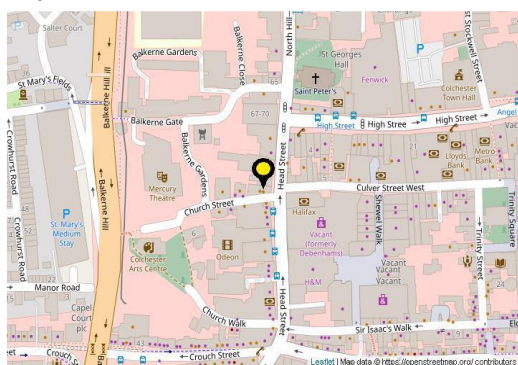
**19 Head Street, Colchester, Essex, CO1
1NX**

4,165 Sq Ft (387 Sq M)

- Prime City Centre Location
- Extensive Sales Areas Institutionally Fitted Out
- Close To Culver Shopping Centre, Odeon and Mercury Theatre
- New Lease Available

Location

Colchester is a major economic centre with a resident population approaching 200,000 and an immediate catchment of some 400,000 within a 20-minute drive time. The city benefits from excellent main road communication links and rail links to London Liverpool Street (fastest journey time of 46 minutes). The property is prominently situated on the cities western edge, on the junction of Head Street and Church Street and overlooking Culver Street West and the Culver Shopping Centre. The property is close to a number of restaurant / bars including Nando's, Yates and Walkabout as well as the Odeon, Costa, Sports Direct, Taco Bell and the Mercury Theatre.



Description

The property offers extensive sales accommodation over basement and ground floors and benefits from a range of excellent fixtures and fittings throughout and a return frontage to Church Street where there is rear servicing.

Accommodation

The property has the following dimensions and net internal floor areas (NIA):
Ground Floor Sales 2,730 sq.ft
Basement Storage 1,435 sq.ft
Nett Internal Area 4,165 sq.ft (387 sq.m)



Asking Terms

A new Full Repairing and Insuring lease for a term of years to be agreed incorporating five yearly upward only rent reviews.

Asking Rent

£105,000 per annum exclusive of Business Rates, VAT and all other outgoings.

Service Charge

The property is subject to a service charge. Further details will be provided upon request.

City Planning

The property has a long-established use as a Bar and a Restaurant. Interested parties should make their own investigations of Colchester Borough Council- 01206 282222.

Business Rates

The property is to be assessed separately for Business Rates.

Legal Fees

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

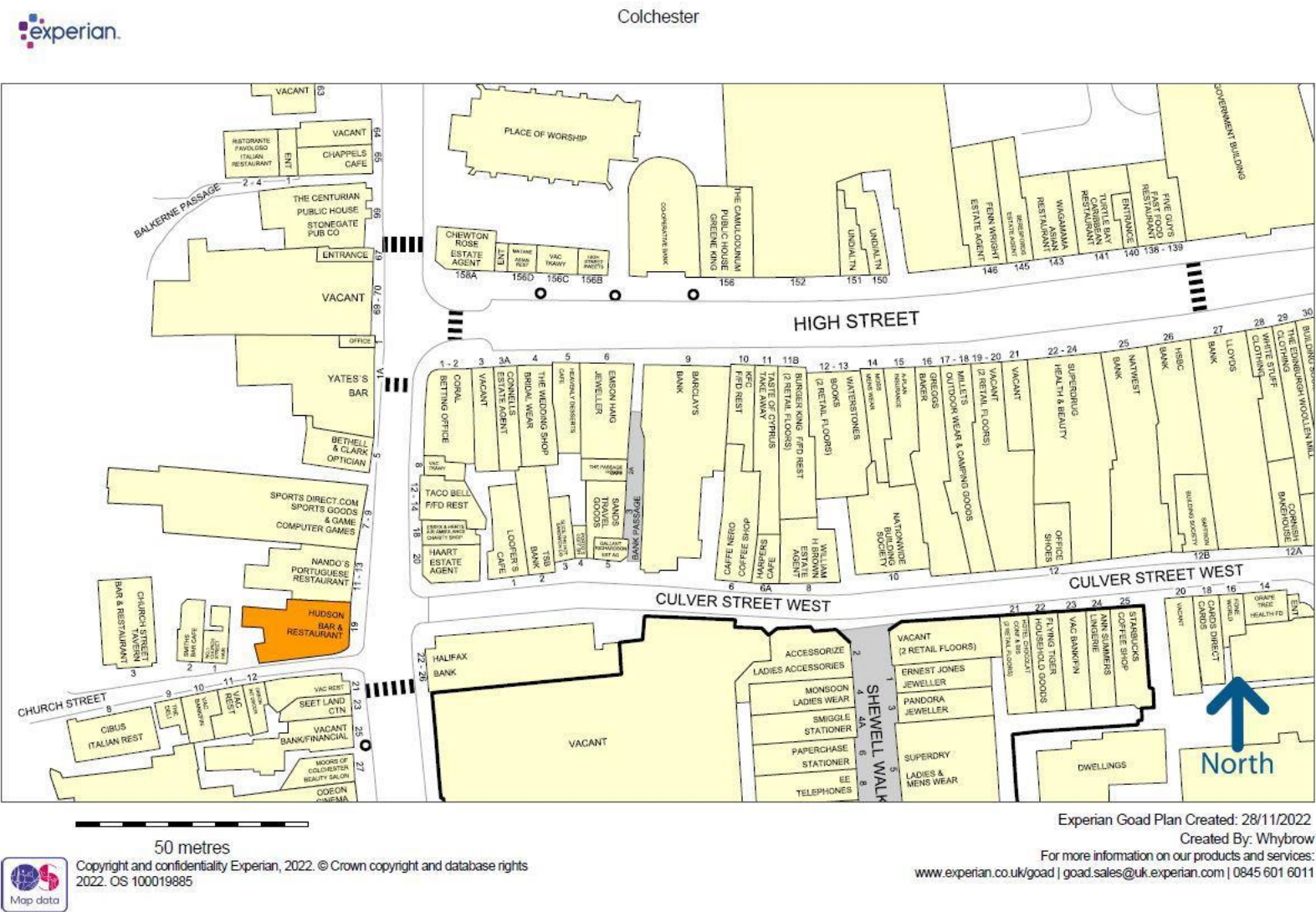
Energy Performance Certificate

The property is due to be reassessed.

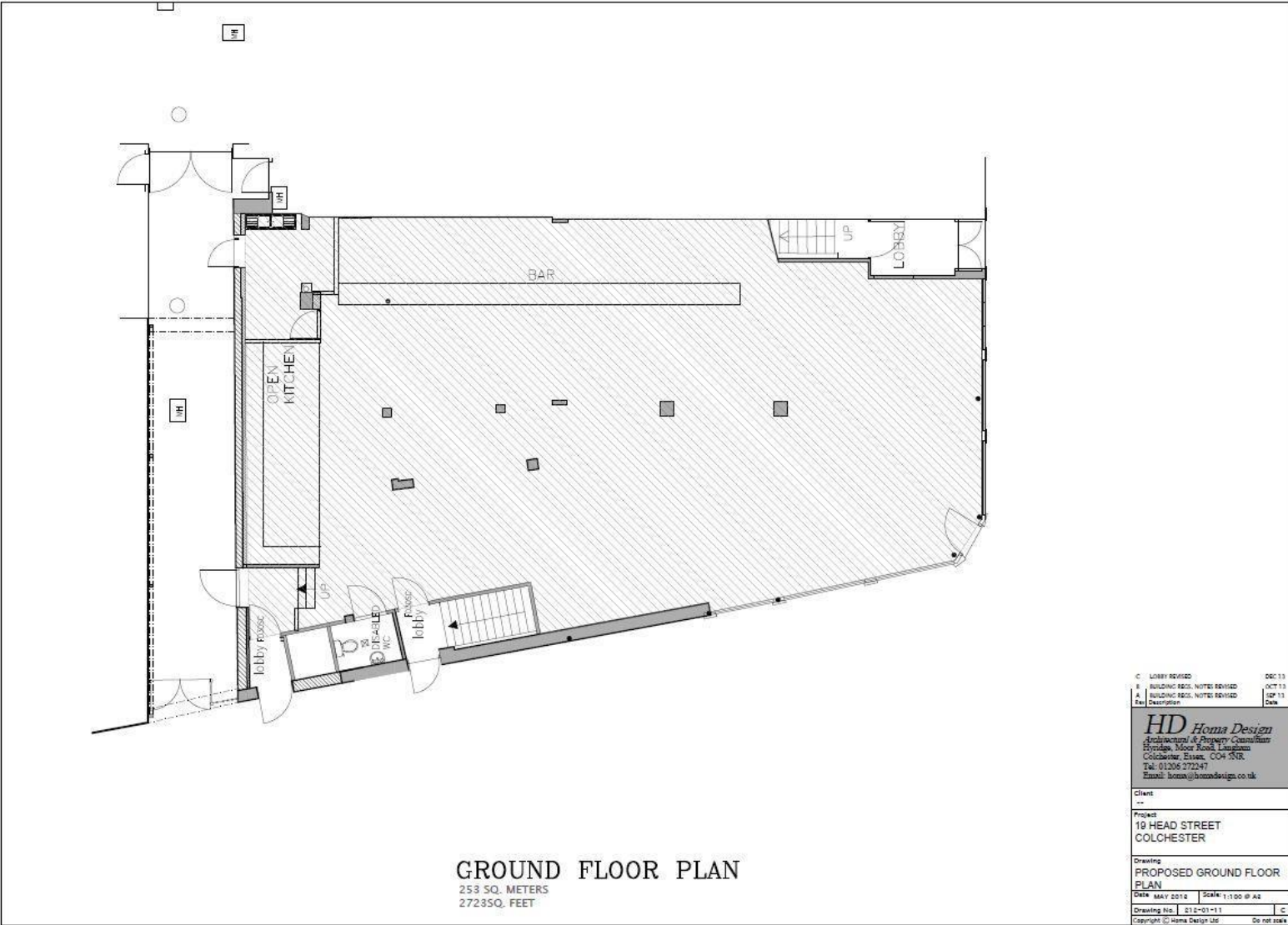


GOAD Plan

Colchester



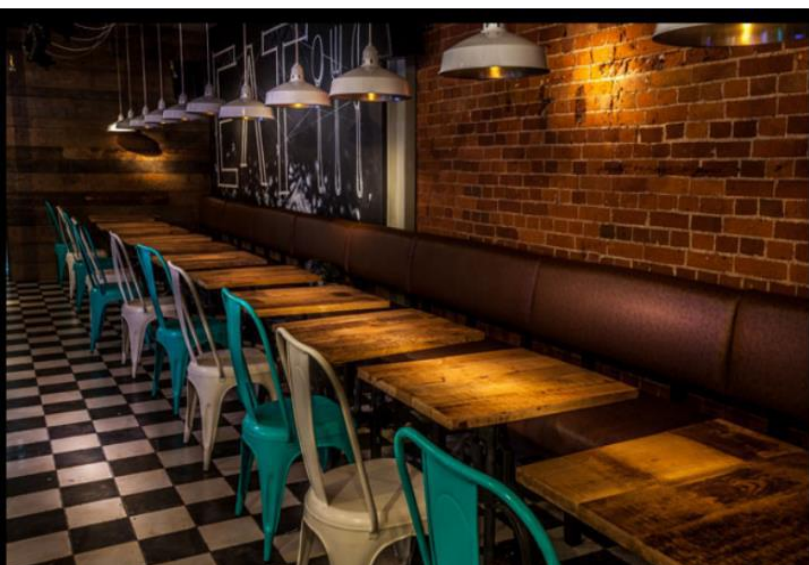
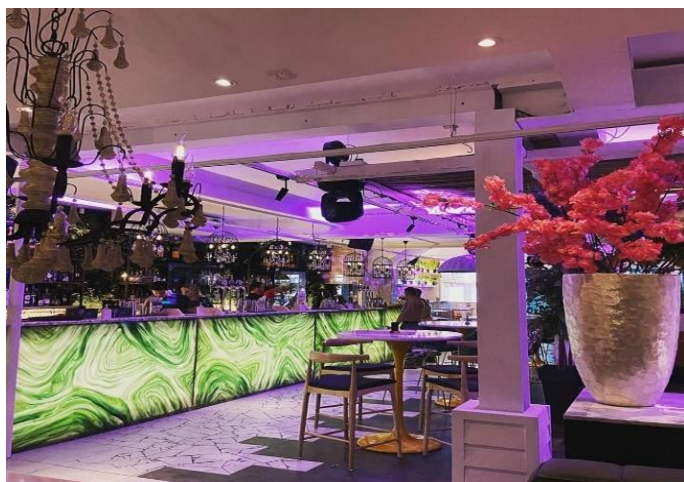
Ground Floor Plan



BASEMENT PLAN
133 SQ. METERS
1432 SQ. FEET

| | | |
|---|-------------------------------|-------------------|
| A | BUILDING SECT. NOTES REVISSED | SEP 13 |
| Re | Description | Date |
| <p>HD <i>Homa Design</i> Architects & Property Consultants Riverside, Moor Road, Easton Colchester, Essex, CO4 5DR. Tel: 01206 272247 Email: homa@homedesign.co.uk</p> | | |
| Client | | |
| --- | | |
| Project | | |
| 19 HEAD STREET COLCHESTER | | |
| Drawing | | |
| PROPOSED BASEMENT PLAN | | |
| Date | MAY 2012 | Scale: 1:100 @ A2 |
| Drawing No. | 215-001-10 | A |
| Copyright © Homa Design Ltd | | Do not reuse |

Property Details



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



Maria Newman
m.newman@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

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

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 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, CO4 5YQ. Registered in England No 2155295