

01206 577667

www.whybrow.net



Prime Restaurant/Bar – To Let



19 Head Street, Colchester, Essex, CO1 1NX

4,165 Sq. Ft (387 Sq. M)

Asking Rent: £75,000 Per Annum plus Premium (Offers invited)

- Prime City Centre Location
- Extensive Sales Areas Institutionally Fitted Out & Fully Fitted Kitchen
- Close to Culver Shopping Centre, Odeon and Mercury Theatre
- Ground Floor & Basement Only
- 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

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed, incorporating five yearly upward only rent reviews

Asking Rent

£75,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings plus a Premium (Offers Invited).

Service Charge

The property is subject to a service charge. Further details are available 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 City Council 01206 282222.

Business Rates

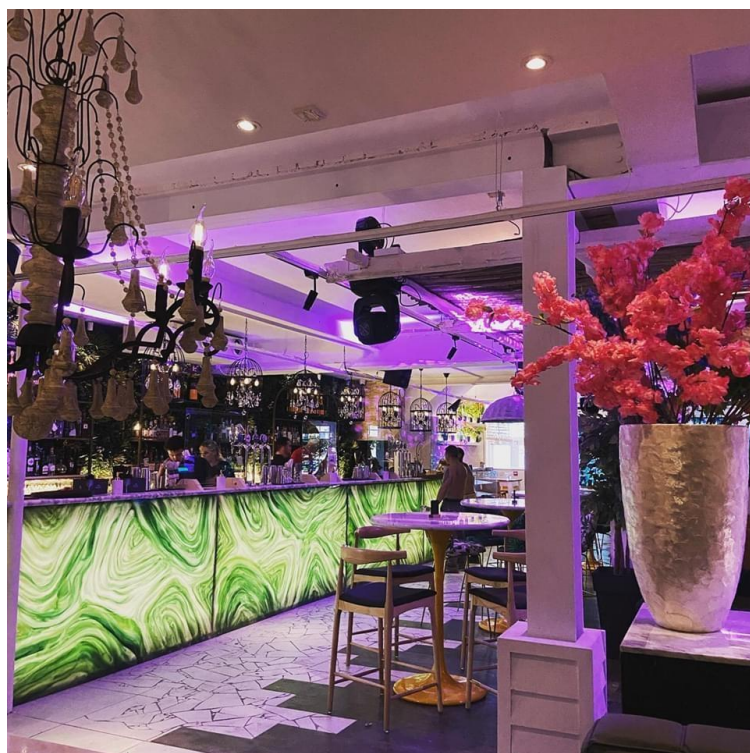
The property is to be assessed separately for Business Rates.

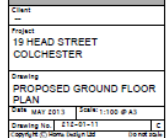
Legal Fees

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

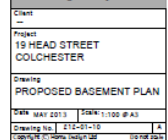
Energy Performance Certificate

The property is due to be reassessed.





253 SQ. METERS
2723SQ. FEET



133 SQ. METERS
1432 SQ. FEET



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