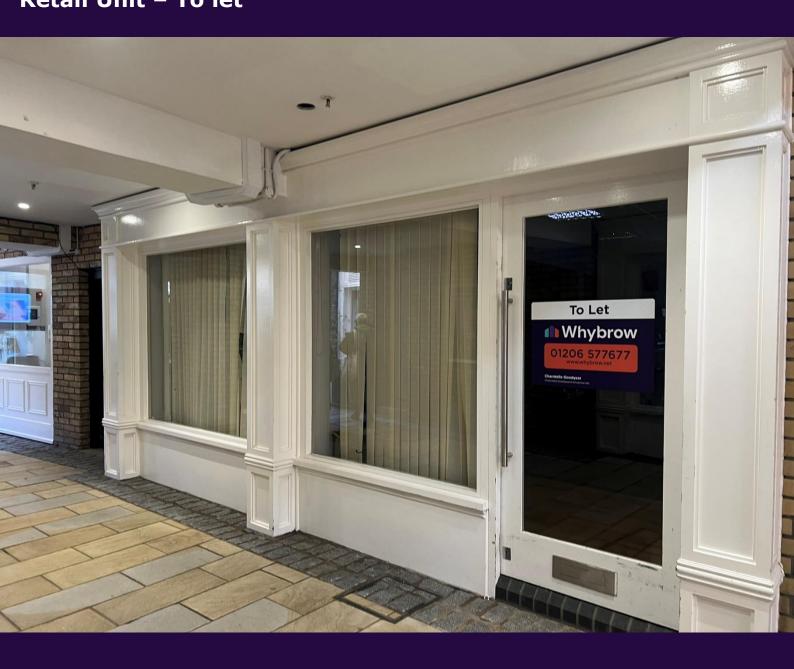
01206 577667 www.whybrow.net Retail Unit – To let





6 Red Lion Yard, Colchester, Essex, CO1 1DX

Asking Rent: £15,000 Per Annum Exclusive 375 Se

375 Sq. Ft (34.83 Sq. M)

- Annual Footfall of Over £9.5million in Lion Walk
- Part of Lion Walk Shopping Centre
- An Attractive Boutique Shopping and Café Destination
- On Site Security & Management

Property Details



Location

The oldest recorded town in Britain, Colchester blends pride in its impressive heritage with its role as a successful, 21st century urban centre.

More than £500m is currently being spent on improvements and redevelopment in Colchester's town centre, part of a borough-wide £3bn investment package.

The town boasts an exciting range of modern attractions, from Firstsite - the east of England's leading contemporary visual arts centre - to fine restaurants, thriving cafés and bars plus a host of independent retailers trading side-by-side with all the leading high street brands.



Description

Located right in the heart of Colchester's prime pitch, Red Lion Yard links the high street with the busy Lion Walk Shopping centre. The historic yard is home to the 500-year-old red lion hotel and a number of successful retailers.

Major redevelopment of the area in recent years has revitalised this area and created a niche destination perfect for independent and luxury retailers and café operators in the heart of Colchester Town Centre.

The unit itself benefits from a glazed frontage, ground floor retail space, W/C facilities to the rear, and cellular and basement accommodation.

Accommodation

According to our calculations, the property has the following Nett Internal Area (NIA):

Ground Floor Retail 433 sq. ft
First Floor Office 194 sq. ft
Basement 269 sq. ft

NIA 896 sq. ft (83 sq. m)

Terms

A new lease is to be drawn on Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating upward only rent reviews.

Rent

£15,000 per annum excusive

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.

Legal Fees

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

Planning

We understand the property benefits from an established A1 (Retail) use class. Interested parties are advised to make their own investigations of Colchester Borough Council on 01206 282222.

Rateable Value

We are advised by the Colchester Borough Council that the property appears in the Valuation List with a Rateable Value of £9,300.

Energy Performance Certificate

The property currently has an EPC rating of D78.



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



Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

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

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 purchases 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