

01206 577667

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Retails Unit – To let

 Whybrow



## 3 Red Lion Yard, Colchester, Essex, CO1 1DX

Asking Rent: £7,500 Per Annum Exclusive

375 Sq. Ft (34.83 Sq. M)

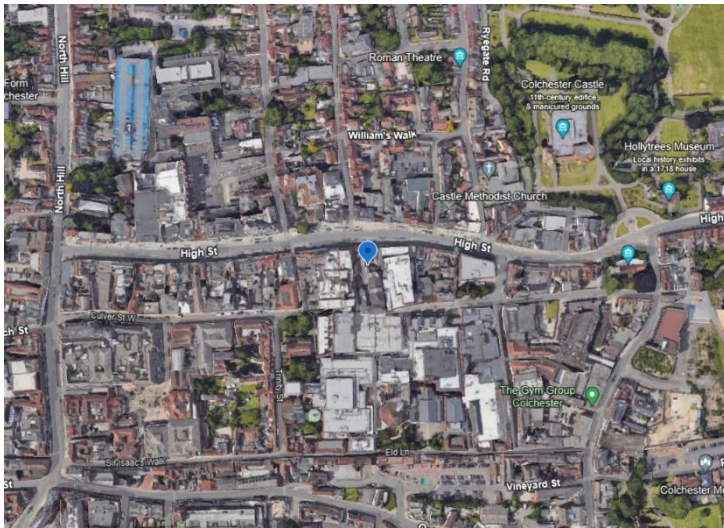
- Annual Footfall of Over £9.5million in Lion Walk
- Part of Lion Walk Shopping Centre
- An Attractive Boutique Shopping and Café Destination

## 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.

## Accommodation

According to our calculations, the property has the following Nett Internal Area (NIA):  
Ground Floor - 375 sq. ft (34.83 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

£7,500

## 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 £6,500.

## Energy Performance Certificate

The property currently has an EPC rating of C68.



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