

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 Sq. Ft (34.83 Sq. M)

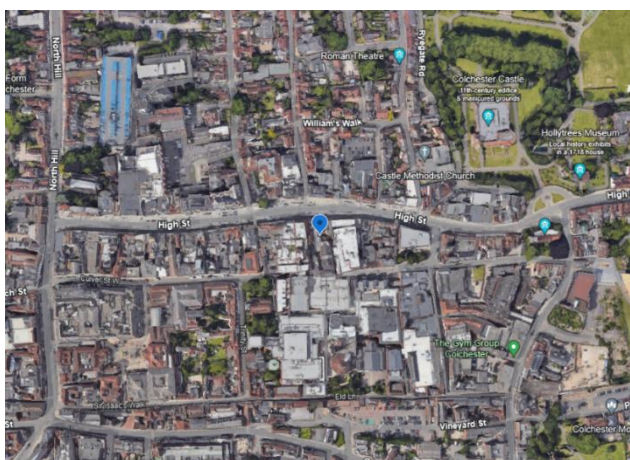
- Annual Footfall of Over £9.5million in Lion Walk
- Part of Lion Walk Shopping Centre
- An Attractive Boutique Shopping and Café Destination
- On Site Security & Management

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 exclusive

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.



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