01206 577677
www.whybrow.net

Whybrow

# To Let – Well Positioned Restaurant Space

45 Osborne Street, Colchester, Essex, CO2 7DB



## Asking £15,000 pax

# Property Details

Whybrow

## Location

The property occupies a prominent position on Osborne Street on the south of the city centre. The location benefits from strong levels of pedestrian footfall and is surrounded by a diverse mix of independent retailers, cafés, restaurants and national occupiers, making it an attractive destination for visitors. Lion Walk Shopping Centre, Culver Square and the wider city centre amenities are all within a short walking distance, together with numerous public car parks providing convenient access for customers.

Colchester Town railway station is approximately a five-minute walk from the property, providing regular services to Colchester Mainline Station, which offers direct connections to London Liverpool Street with journey times of approximately 50–60 minutes. Regular bus services operate throughout the city centre, providing links to surrounding residential areas, business parks and the University of Essex.

## Description

- The building is of solid brick construction set beneath a pitched, slate tile roof.
- The former restaurant benefits from a fitted kitchen.
- The building is over three floors and has been extended to the rear with a single-storey addition and self-contained HMO residential dwelling above on first and second floors, which is not included in this proposal.
- 5 minutes' walk from Colchester Town Station.
- Potential to suit a variety of Uses, STP.

## Specification

- Solid brick construction
- Fitted Kitchen.
- Basement Storage Area.
- Small Yard Area.

| | | |
|---|---|---|
| Retail Area | 50.03 m² | 539 sq. ft |
| Kitchen Area | 34.67 m² | 373 sq. ft |
| Basement | 42.06 m² | 453 sq. ft |
| **(NIA)** | | |
| **Total NIA** | **126.76 m²** | **1,365 sq. ft** |

## Asking Terms

The property is available **TO LET**

We are seeking offers in the region of

# £15,000 pax




**Tony Lockwood**
t.lockwood@whybrow.net
01206 577667



**Charntelle Goodyear**
Charntelle.goodyear@whybrow.net
01206 577667



**Jacob Clarke**
j.clarke@whybrow.net
01206 577667



Misrepresentations Act 1967

01206 577677 | info@whybrow.net | whybrow.net

Whybrow Commercial 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 Commercial Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow Commercial Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295

**Town Planning**
The property benefits **Class E** Use and is offered with full vacant possession. Interested parties are advised to contact Colchester City Council on **01206 282424**.

**Rateable Value**
The property appears in the Valuation List with a Rateable Value of **£8,900**

**Asking Price**
The property is available to rent by way of a new lease.
We are seeking offers in the region of **£15,000 pax**

**VAT**
The property is elected for VAT

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

**EPC**
The property's energy rating is C69






