

Colchester - 31 St. Botolphs Street, Essex CO2 7EA
Double Fronted Restaurant with 5-Bed Flat to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Colchester - 31 St. Botolphs Street, Essex CO2 7EA

Double Fronted Restaurant with 5-Bed Flat to Rent



Property Features:

- Comprises large ground floor restaurant with 5-bed residential flat at first and second floor
- Benefits from garage and 1 parking space at rear
- Suitable for variety of uses (Class E)
- Total gross internal area 298 sq m (3,210 sq ft)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within 2 minute walk from Colchester Town rail station, with occupiers nearby including Subway, Ladbrokes, Convenience Store, Restaurants, Barber`s and many more



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Property Description:

Comprises double-fronted commercial/retail space on the ground floor with a bar area, a serving counter, and to the rear of this, a commercial kitchen with storage and access to the courtyard, garage and parking space and rear access through a shared ginnel. There are two storage rooms accessed separately from the courtyard. The customer washrooms and laundry area are located at the rear of the ground floor. The residential accommodation is located on the first and second floors, with access from the ground floor it comprises three double bedrooms, a bathroom and storage on the first floor, as well as a lobby exit to the flat roof to the rear. The second floor comprises a further two bedrooms and storage areas.

Ground Floor: 168 sq m (1,810 sq ft)

pen plan restaurant, commercial kitchen, storage rooms

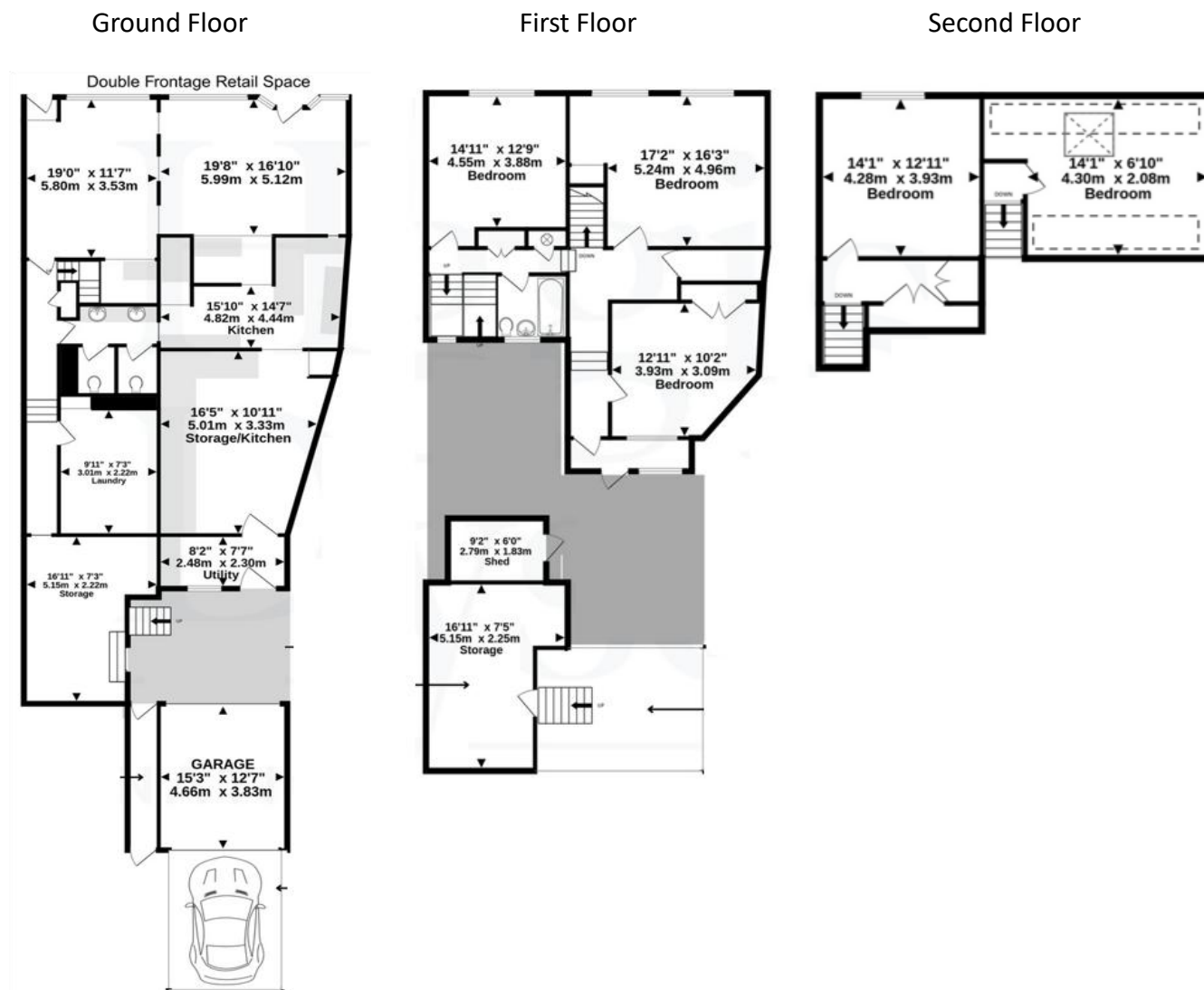
First Floor: 90 sq m (970 sq ft)

Three bedrooms, bathroom, multiple storage areas

Second Floor: 40 sq m (430 sq ft)

two bedrooms, multiple storage areas

Total GIA: 298 sq m (3,210 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £865.38 per week (PCM: £3,750)

Deposit: £11,250 (3 Months)

Rateable Value:

Rateable Value - £14,750 p.a.

Rates Payable - £7,000* p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

Certificate and further details available on request.



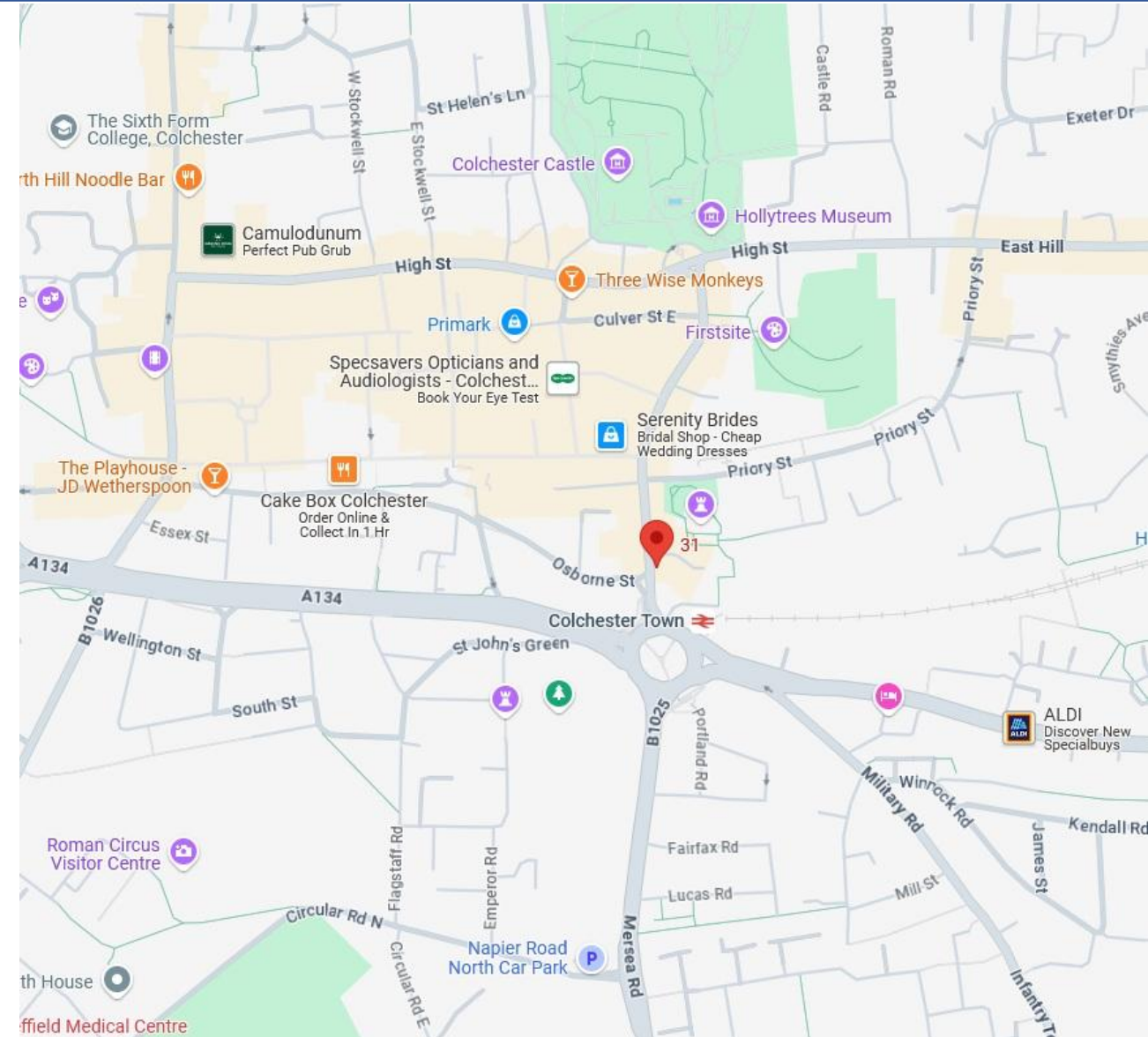
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Location:

The City of Colchester, with a resident population approaching 200,000 people and, one of the fastest growing urban centres in the UK over the past 20 years, provides excellent communication links via the A14 to the M25 (J. 28) Stansted Airport and the M11 via the A120 and to the Midlands via the A14 at Ipswich. There are mainline rail links to London Liverpool Street with a fastest journey time of 46 minutes. The property occupies a busy arterial road, 2 minute walk from Colchester Town rail station and close to the First Site art gallery and links to the Hythe commercial area to the east. Occupiers nearby include Subway, Ladbroke's, Convenience Store, Restaurants, Barber's and many more.

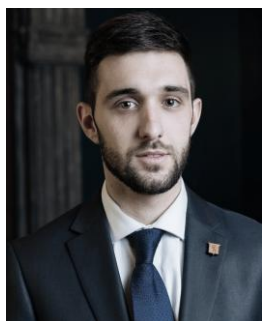


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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