Colchester - 132 High Street, Essex CO1 1SP
Takeaway Restaurant to Rent/Business for Sale

BLUE ALPINE
PROPERTY INVESTMENT & DEVELOPMENT

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Property Features:

- Comprises three storey retail premises (E Class) with additional ancillary at basement
- Restaurant and takeaway newly refurbished to high standard in 2025
- Fully equipped commercial kitchen
- VAT is NOT applicable to this property
- Available on a lease assignment until July 2039
- Total area size 206 sq m (2,217 sq ft)
- Surrounding area benefits from high foot fall and there is a night club next door.
- Situated in the heart of Colchester High Street, opposite McDonalds and occupiers nearby including Lloyds Bank, Superdrug, NatWest, Metro Bank and many more

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Property Description:

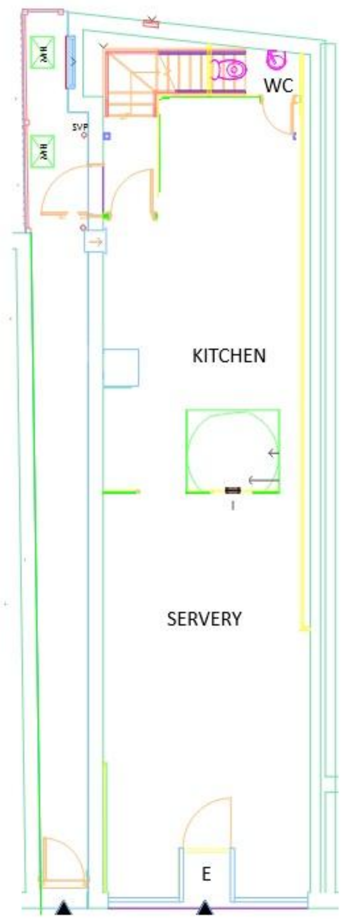
Comprises three-stories premises, arranged as a ground floor restaurant and takeaway (Class E) with ancillary accommodation at first, second floor and basement, providing the following accommodation and dimensions:

Ground Floor: 58 sq m (624 sq ft)
Restaurant/Takeaway, Kitchen, Storage
First Floor: 58 sq m (624 sq ft)
Ancillary, Storage

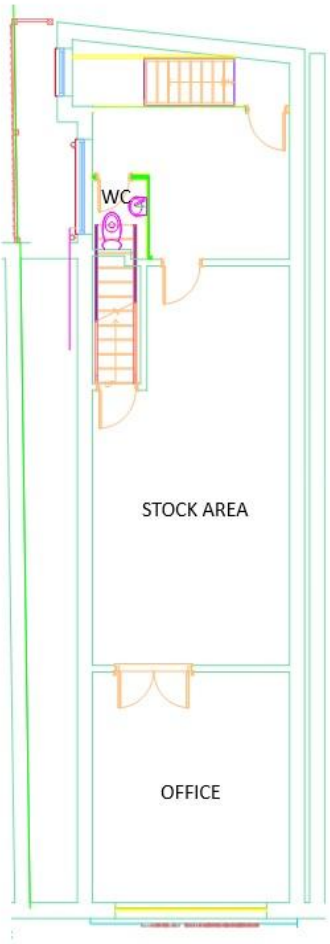
Second Floor: 48 sq m (517 sq ft)
Ancillary, Storage

Basement: 42 sq m (452 sq ft)
Ancillary, Storage, Office

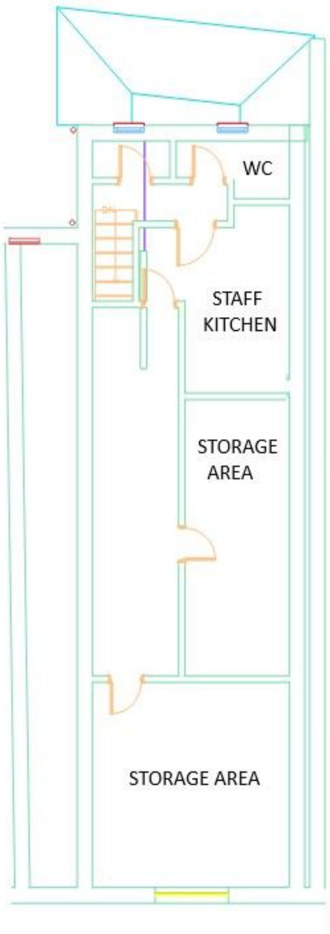
Total GIA: 206 sq m (2,217 sq ft)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Terms:

Lease Assignment: Available on the following FRI terms:
Premium: £175,000
Term: 15 Years from 1st July 2024 until 30th June 2039
Current Rent: £519.23 per week (PCM: £2,250)
Fixed Rent Increase on 1st July 2026: £548.08 per week (PCM £2,375)
Fixed Rent Increase on 1st July 2028: £576.92 per week (PCM £2,500)
Payment Frequency: Quarterly in advance
Rent Review *(Open market):* 1st July 2029 and 1st July 2034
Tenant only Break Clause: 1st July 2029 and 1st July 2034 with min 6 months notice
Deposit: £7,500
Notes: Lease inside Landlord & Tenant Act 1954

Rateable Value:

Rateable Value - £21,250 p.a.
Rates Payable - £11,700 p.a.

EPC:

The property benefits from a B Rating. Certificate and further details available on request.

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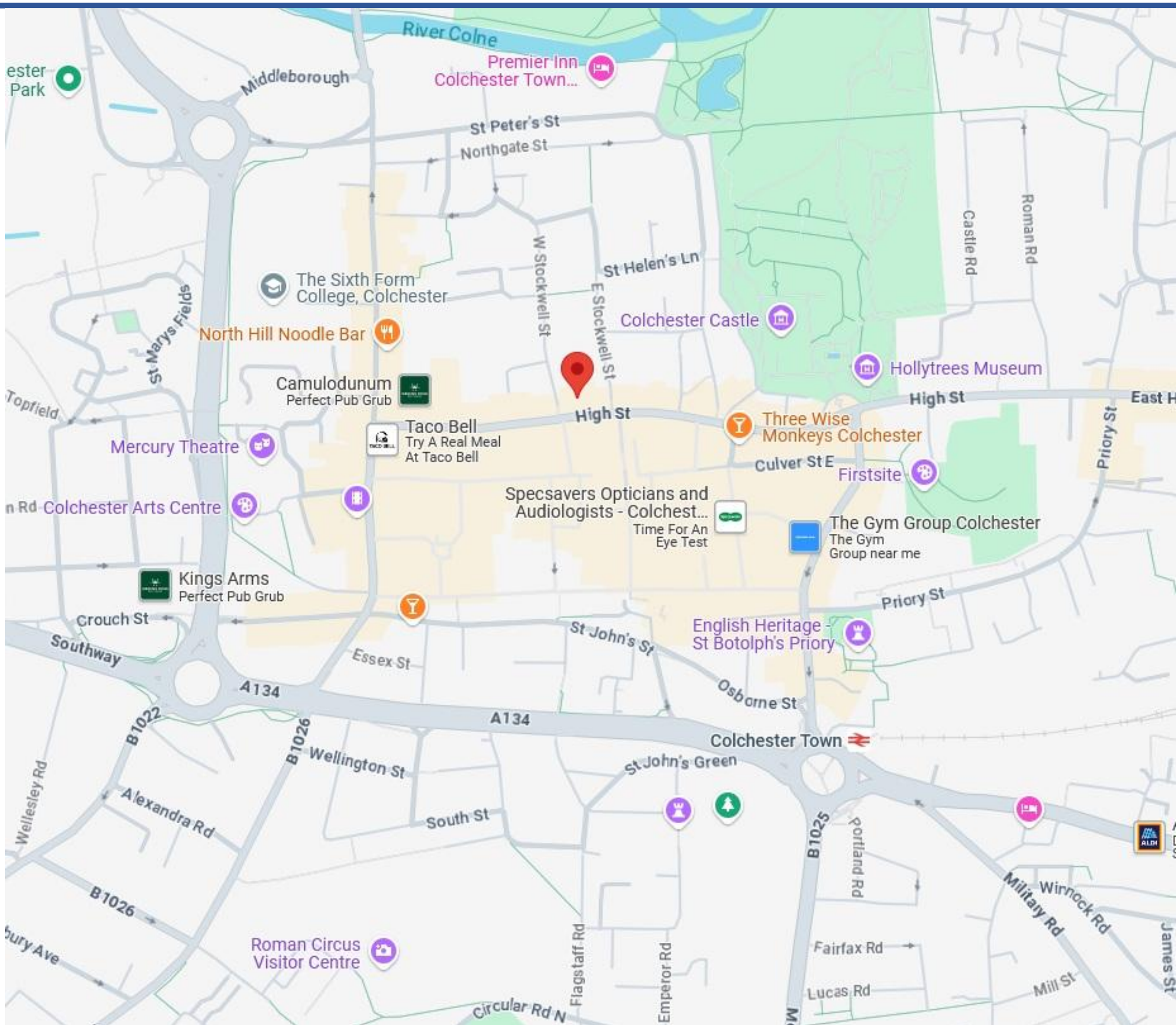
Location:

Colchester is an attractive and historic market town in Essex, some 60 miles north-east of Central London. The property is situated in the heart of Colchester High Street, opposite McDonalds and occupiers nearby including Lloyds Bank, Superdrug, NatWest, Metro Bank and many more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.

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PROPERTY CONSULTANTS