

## Fully Fitted Coffee Shop

### Lease For Sale

# COLCHESTER, ESSEX CO1 1LX

Unit 3, Red Lion Yard,  
Lion Walk Shopping Centre

### Suit A1 Coffee Shop or similar

#### Location

Located 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.

Colchester is an affluent historic town with a primary catchment of over 450,000 people of which 24% are in the most affluent AB social group. The centre extends to over 240,000 sq ft and welcomes over 10 million shoppers per annum.

#### Accommodation

The property is arranged over ground floor only comprising the following approximate net internal floor areas:

Ground Floor Sales                      334 sq ft    (31 sq m)

#### Description

Fully fitted coffee shop over ground floor currently with 19 covers. Outside seating area up to 10 covers. The unit was fitted out in January 2017. Rear kitchen/food prep area and WC.

#### EPC

An EPC has been commissioned and a copy can be provided upon request.



#### Lease

The premises are available by way of an assignment of an existing 10 year FRI lease from 21 November 2016, inside the security of tenure provisions of the L & T Act 1954. There is a Tenant break in November 2021.

#### Rent

The passing rent is £12,500 per annum exclusive. Service charge is £2,159 per annum.

#### Business Rates

The property has a Rateable Value of £10,500. Small Business Rate Relief may be applicable to the property. Interested parties are advised to make enquiries with Colchester Borough Council on 01206 282300.

#### Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

#### Premium

***We are seeking premium offers in the region of £15,000 for the lease and all fixtures and fittings. An inventory is available upon application.***

#### Viewings

All viewings are by prior appointment only from the sole agents:

Samuel May  
May & Company  
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07742 256 873

Subject to contract

**020 3503 0635**

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