

01206 577667

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Café / Retail Shop – To Let

 Whybrow



## 7a Trinity Street, Colchester, Essex, CO1 1JN

Asking Rent: £15,500 Per Annum Exclusive

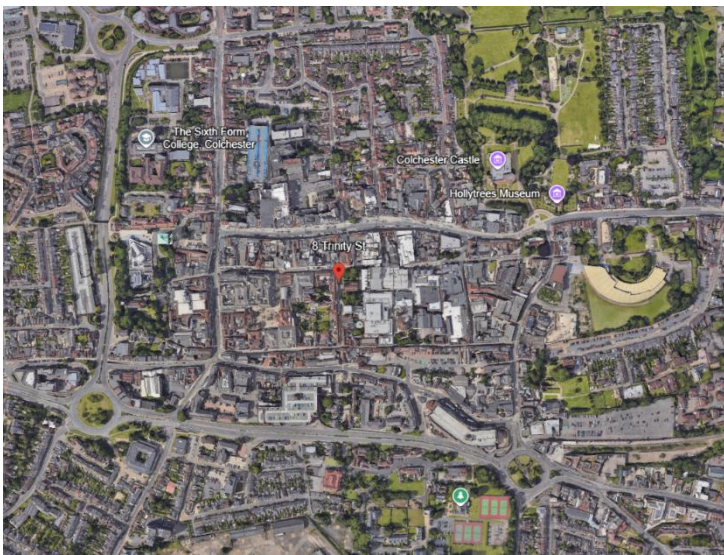
760 Sq. Ft (70 Sq. M)

- Suitable for a Variety of Uses (STP)
- Two floors of accommodation available
- Outside Seating Area
- Basement Storage
- Grade II Listed

## Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28). Stansted Airport is situated approximately 35 miles to the west and is within a 50-minute drive. Mainline railway station with regular trains to London Liverpool Street and Stratford.

The property is situated centrally between the High Street and St Johns Walk within walking distance to Lion Walk Shopping Centre. Nearby stores include H Samuels, Lush, Costa Coffee and a Cornish Bakehouse.



## Description

The property itself comprises a ground floor and first floor café with kitchen facilities at the rear. There is spot lighting throughout generating a good amount of light with carpeting in the seating areas on both floors. There is a basement which is currently used for internal storage purposes. Externally there is a gated yard which has been previously used as an outside seating area.

The freeholder has advised the stainless steel sink, 6 ring gas cooker and extractor will remain in the property. The remaining furniture will be listed as inventory with the opportunity to purchase at an additional cost.

## Accommodation

The property has the following Net Internal floor areas:

Ground Floor 423 sq. ft

First Floor 219 sq. ft

Basement 118 sq. ft

**Net Internal Area 760 sq. ft (70 sq. m)**

## Asking Terms

The property is available by way of a new effective FRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£15,500 per annum exclusive of Business Rates, Utilities and all other outgoings.

## Town Planning

The property is considered suitable for a range of potential uses subject to planning consent. All interested parties should contact Colchester City Council on 01206 282222.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £25,250.

## VAT

The property is not elected for VAT.

## Legal Fees

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

## Energy Performance Certificate

The property has an EPC certificate with a rating of C56.





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