

City centre retail premises – To Let By way of a new lease



6 Red Lion Yard, Sir Isaacs Walk, Colchester, Essex, CO1 1DX

Asking rent: £15,000 per annum exclusive

896 Sq. Ft (83 Sq. M)

- Annual footfall of over 9.5 million In Lion Walk
- Part of Lion Walk Shopping Centre
- Attractive Boutique Shopping & Café Destination
- On Site Security & Management

Location

The oldest recorded town in Britain, Colchester blends pride in its impressive heritage with its role as a successful, 21st century urban centre.

More than £500m is currently being spent on improvements and redevelopment in Colchester's City Centre, part of a borough-wide £3bn investment package.

The City boasts an exciting range of modern attractions from Firstsite - the east of England's leading contemporary visual arts centre - to fine restaurants, thriving cafés and bars plus a host of independent retailers trading side by side with all the leading high street brands.

Located right in the heart of Colchester's prime pitch, Red Lion Yard links the High Street with the busy Lion Walk Shopping centre.



Description

Major redevelopment of the area in recent years has revitalised this area and created a niche destination perfect for independent and luxury retailers and café operators in the heart of Colchester Town Centre. The unit itself benefits from a glazed frontage, ground floor retail space, W/C facilities to the rear, and cellular and basement accommodation.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor Retail	433 sq. ft
First Floor Office	194 sq. ft
Basement	269 sq. ft
NIA	896 sq. ft (83 sq.m)

Asking Terms

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

Rent

£15,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

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

Planning

The property benefits from an established Class E (Retail) use.

Interested parties are advised to contact Colchester Borough Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £9,300.

Energy Performance Certificate

The properties EPC has expired and is due to be reassessed.

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