



8 Crouch Street, Colchester, Essex, CO3 3ES



- **2,690 sq. ft (249 sq. m)**
- **Ground and First Floor Sales**
- **FRI Lease To Truth Bar & Nightclub Ltd**
For 10 Years From 24/3/22 at £55,000pax
- **Guide Price – £650,000 (Six Hundred and Fifty Thousand Pounds)**
- **For Sale by Auction on Wednesday 5th June 2024-12pm(Lot 17)**

Location & Description

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The town benefits from excellent communication links by the A12 to the M25 (J. 28), Stansted Airport and the port of Harwich via the A120, and via the A14 at Ipswich to the Midlands. Mainline rail connections are provided to London Liverpool Street with a fastest journey time of 52 minutes.

Crouch Street is a popular trading area on the south western edge of the Colchester town centre which contains a broad range of niche local and regional retailers, together with multi-story car parking at Balkerne Hill. The area contains a wide range of retail, office, restaurant and residential occupiers.

The property is of two storey brick construction beneath a flat roof offering a wide double frontage, with fully opening display doors to the front and rear, extensively fitted ground and first floor bar/restaurant, marbled bar counter with serving cabinets and optics, internal and external stairs to the first floor, large covered external seating area to the rear, high quality fitted kitchen and ladies/gents WC facilities.





Tenure

The property is let to Truth Bar & Nightclub Ltd (13909273) for a period of ten years from 24th March 2022 at a passing rent of £55,000pax. Mr D Smith & Ms J Smith are guarantors to the lease. The lease includes upward rent reviews on 24th March 2026 and 24th March 2030.

Town Planning

The property has an established Class E (Restaurant) use. Interested parties are advised to contact Colchester Borough Council on 01206 282222.

VAT

The property is elected for VAT (Value Added Tax).

Legal Fees

All parties are to be solely responsible for their own legal costs incurred throughout any transaction.

Energy Performance Certificate

The property has an EPC rating of D84. A copy of the certificate is available upon request.

Floor	Size Sq Ft	Size Sq M
Gross Frontage	37'0"	
Internal Width	28'6"	
Shop Depth	54'6"	
Ground Floor		
Restaurant / Bar	1,550	143
First Floor		
Restaurant / Bar	885	82
Kitchen	110	10
Office	145	13
Total	2,690	249



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