

01206 577667

www.whybrow.net

 **Whybrow**

**Retail/Office Building – To let**



## **Former Rising Sun, Hawkins Road, Colchester, Essex, CO2 8JX**

Asking Rent: £12,500 Per Annum Exclusive

1,610 Sq. Ft (149 Sq. M)

- Former Part of New Residential Complex
- Close to Hythe Railway Station
- Suites a Variety of Uses, STP
- Within the Established Hythe Regeneration Area

## Location

Colchester is a major economic centre in north Essex with a resident population of 185,000 people, a population which has grown significantly in recent years through extensive residential development.

The Hythe lies approximately 2 miles east of the town centre and as one of the towns key regeneration areas, has experienced significant residential and commercial development in recent years.

The building is situated on the corner of Hawkins Road and Hythe Station Road, directly opposite the Hythe railway station.



## Description

Formally the Rising Sun Public House, the unit offers predominantly open plan accommodation over ground and lower ground levels.

The unit will be provided in a shell condition with capped services and shopfront. On site parking will be allocated via parking permits.

## Accommodation

The properties have the following Gross Internal Areas (GIA):

Ground	810 Sq Ft
Lower Ground	800 Sq Ft
<b>Total</b>	<b>1,610sq.ft (149sq.m)</b>

## Terms

The property will be available on new lease with terms to be agreed, subject to periodic upward rent reviews.

## Rent

£12,500 per annum exclusive of Business Rates, VAT if applicable, and all other outgoings.

## Service Charge

A service charge will be applied to cover the costs of maintenance of the common parts to the building and insurance.

## Legal Fees

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

## Planning

Planning permission has been granted for Class E (Retail and Office). Interested parties are advised to contact the local Colchester Borough Council to obtain all town planning information required.

## Business Rates

The property is not yet assessed for Business Rates.

## Energy Performance Certificate

The property does not currently have an EPC Certificate and is due to be assessed.



**Ewan Dodds BSc FRICS**  
 ewan.dodds@whybrow.net  
 01206 577667



**Charntelle Goodyear**  
 Charntelle.goodyear@whybrow.net  
 01206 577667