

12-13 High Street Colchester, Essex Co1 1DA

lot 21

Freehold Retail Investment

- Entirely let to Waterstones Booksellers Limited
- Prime High Street Location
- Additional customer access from Culver Street West opposite Culver Square Shopping Centre
- Nearby occupiers include Burger King, Greggs, KFC, Barclays Bank and Next

Rent
£65,000
per annum
exclusive



Location

Miles: 20 miles south-west of Ipswich
60 miles north-east of London
Roads: A12, M25, A120, M1
Rail: Colchester (direct to London Liverpool Street)
Air: Stansted International (32 miles)

Situation

The property is situated in a prominent position on the southern side of High Street within the town centre. The property benefits from additional customer access from Culver Street West, directly opposite Culver Square Shopping Centre which house retailers including H & M, Debenhams, Clarks, Costa Coffee and TK Maxx. Other nearby occupiers include Burger King, Greggs, KFC, Barclays Bank, Superdrug and Next.

Description

The property comprises retail accommodation on ground and first floors with second floor staff/storage accommodation and additional basement storage. The property also benefits from an 8 person passenger lift serving basement to first floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	243.87 sq m (2,625 sq ft)	WATERSTONES BOOKSELLERS LIMITED (1)	5 years from May 2013 on a full repairing and insuring lease	£65,000	May 2018
First	Retail	46.82 sq m (504 sq ft)				
Second	Storage	40.18 sq m (432 sq ft)				
Basement	Storage	74.32 sq m (800 sq ft)				
Totals		405.19 sq m (3,361 sq ft)			£65,000	

(i) Waterstones first opened in 1982 and currently trades from nearly 300 shops. Waterstones' flagship shop on Piccadilly in London is the biggest bookshop in Europe. (Source: www.waterstones.com 26/04/2013)

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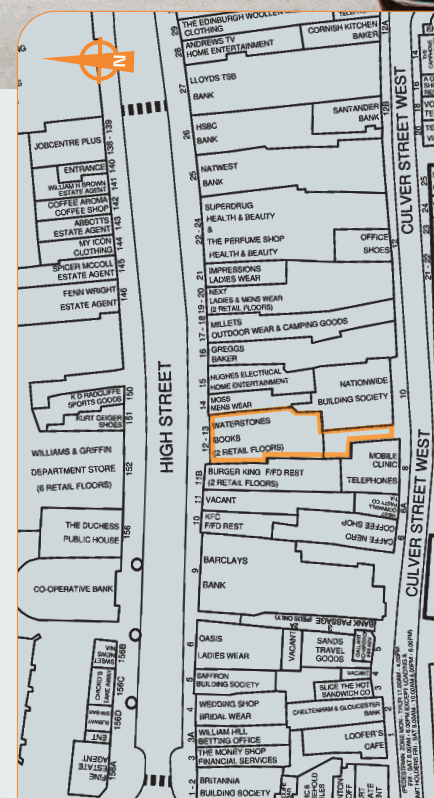
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