

## 21-23 Head Street Colchester, Essex CO1 1NH

lot 77

### Freehold Retail and Office Investment

- Two Retail Units with Office Accommodation Above Let to Solicitors
- To be Part Let to Tenant Trading as Coffee Republic on New 15 Year Lease (Subject to Option)
- Town Centre Location opposite Debenhams
- Extensive frontage onto Head Street and Church Street
- Nearby occupiers include Nando's, Odeon Cinema, H&M and Haart

Rent  
**£57,000 per annum exclusive**



### Location

Miles: 19 miles south-west of Ipswich  
55 miles north-east of London  
45 miles south-east of Cambridge  
Roads: A124, A12, A134  
Rail: Colchester Town Rail  
Air: Southend Airport

### Situation

The property, a part Grade II listed building, is situated in the town centre on the western side of Head Street, opposite Debenhams which forms part of the Culver Square Shopping Centre housing other occupiers including Monsoon, H&M, Clarks and TK Maxx. Other nearby occupiers include Halifax, Nando's, Odeon Cinema and Hudson Bar & Restaurant.

### Description

The property comprises two ground floor retail units with self-contained office accommodation above, accessed from Church Street.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
21	Ground	Retail	62.80 sq m (676 sq ft)	<b>AMYZ LIMITED (To trade as Coffee Republic) (1)</b>	15 years from September 2016 until September 2031 (2)	£26,500 September 2021 and September 2026
23	Ground	Retail	52.60 sq m (566 sq ft)	<b>INDIVIDUAL (t/a Sweet Land News)</b>	15 years from 29/09/2014 until 28/09/2029 (3)	£18,000 29/09/2019 and 29/09/2024
	First	Office	11.66 sq m (1,202 sq ft)	<b>OBW PERERA LIMITED (t/a OBW Perera Solicitors) (4)</b>	6 years from 23/12/2013 until 22/12/2019 (5)	£12,500 23/12/2016
	Second	Office	35.90 sq m (386 sq ft)			
<b>Totals</b>		<b>262.96 sq m (2,830 sq ft)</b>			<b>£57,000</b>	

- (1) Coffee Republic are one of the UK's leading coffee chains with 25 coffee bars across the UK and an additional 18 international bars. (Source: www.coffeerepublic.co.uk 12/09/2016)
- (2) The lease is due to complete imminently and provides a tenant only option to determine on the fifth anniversary of the term.
- (3) The lease provides for a tenant only option to determine on 29/09/2017.
- (4) OBW Perera is a specialist criminal defence law practice. (Source: www.obwperera.co.uk 12/09/2016)
- (5) The lease provides a tenant only option to determine on 23/12/2017.

### For further details please contact:

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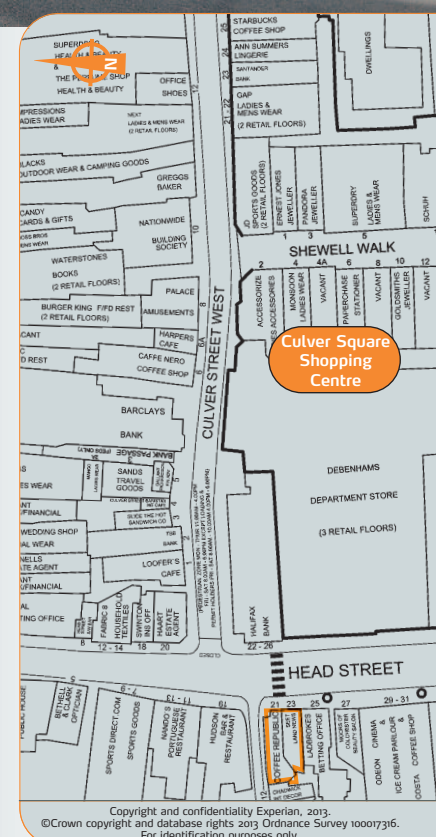
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

**Eversheds LLP**  
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