

lot 97

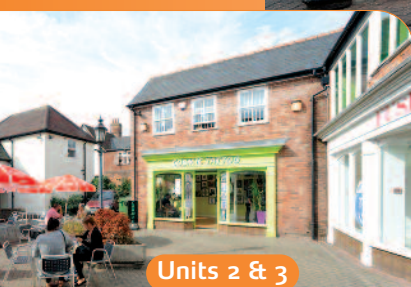
Portal Precinct, Sir Isaacs Walk
Colchester, Essex CO1 1JJ

Freehold Shopping Precinct Investment

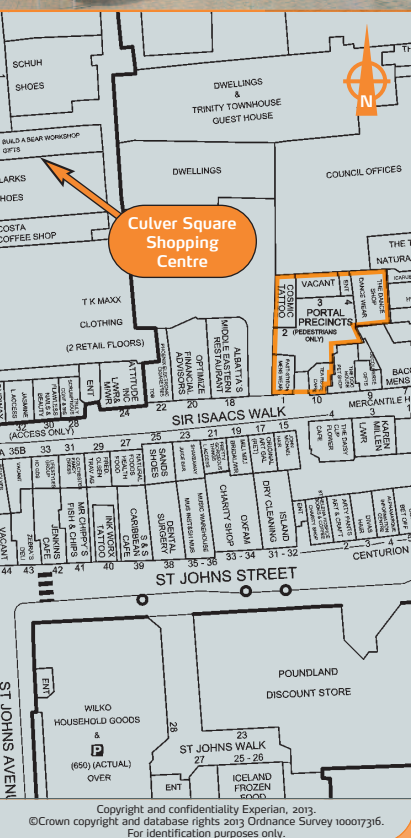
- Attractive courtyard development
- Historic Town Centre Location
- Between Culver Square Shopping Centre and Lion Walk Shopping Centre
- Nearby occupiers include Karen Millen, Lush, Phase Eight and Animal Clothing
- Tenants trading as Rose Café, Cosmic Tattoo, Fast Stitch and The Dance Shop



Units 1 & 10



Units 2 & 3



Location

Miles: 19 miles south-west of Ipswich
55 miles north-east of London
45 miles south-east of Cambridge

Roads: A1124, A12, A134
Rail: Colchester Town Rail
Air: Southend Airport

Situation

The property is located within Colchester Town Centre to the north of Isaac's Walk which connects Culver Shopping Centre, anchored by Debenhams and H&M with Lion Walk Shopping Centre, anchored by Primark, Boots and New Look. Other nearby occupiers include Karen Millen, Timpson and Animal Clothing.

Description

The property, an attractive paved courtyard shopping precinct, comprises five retail units over ground and first floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
1	Ground/First	Retail	22.02 sq m	(237 sq ft)	INDIVIDUALS t/a Fast Stitch	10 years from 22/09/2009	£13,000	21/09/2019
2	Ground/First	Retail	64.38 sq m	(693 sq ft)	INDIVIDUAL t/a Cosmic Tattoo	10 years from 15/09/2008	£12,550	14/09/2018
3	Ground/First	Retail	73.58 sq m	(792 sq ft)	VACANT POSSESSION			
4	Ground/First	Retail	127.46 sq m	(1,372 sq ft)	THE DANCE SHOP (COLCHESTER) LIMITED	3 years from 27/03/2015	£14,000	26/03/2018
10	Ground/First	Retail	74.51 sq m	(802 sq ft)	INDIVIDUAL t/a Tea Rose Café	10 years from 05/09/2007	£15,500	04/09/2017
Totals			361.95 sq m	(3,896 sq ft)			£55,050	

For further details please contact:

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