



Key Details

- Let to Intelligent AV Solutions Limited (t/a Bang & Olufson) until 2022
- Located within popular university town
- Town centre location close to Culver Square and Priory Walk Shopping Centres
- Nearby occupiers include Sainsbury's, WHSmith, Debenhams and Chanel

Location

Miles: 20 miles south-west of Ipswich
24 miles north-east of Chelmsford

Roads: A12, A120, A133, M11, M25

Rail: Colchester Railway Station

Air: London Stansted Airport

Situation

Colchester is a popular university and historic town located 20 miles south-west of Ipswich. The property is located in a prominent position, fronting High Street in the heart of Colchester town centre. Culver Square and Priory Walk Shopping Centres are located close by, with retailers including Sainsbury's, WHSmith, Debenhams, Chanel, JD Sports, H&M, Topshop and TK Maxx.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation. There is a small yard to the side of the property.

NB: Kaspas, 61a and 62 High Street is being offered as lot 70.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

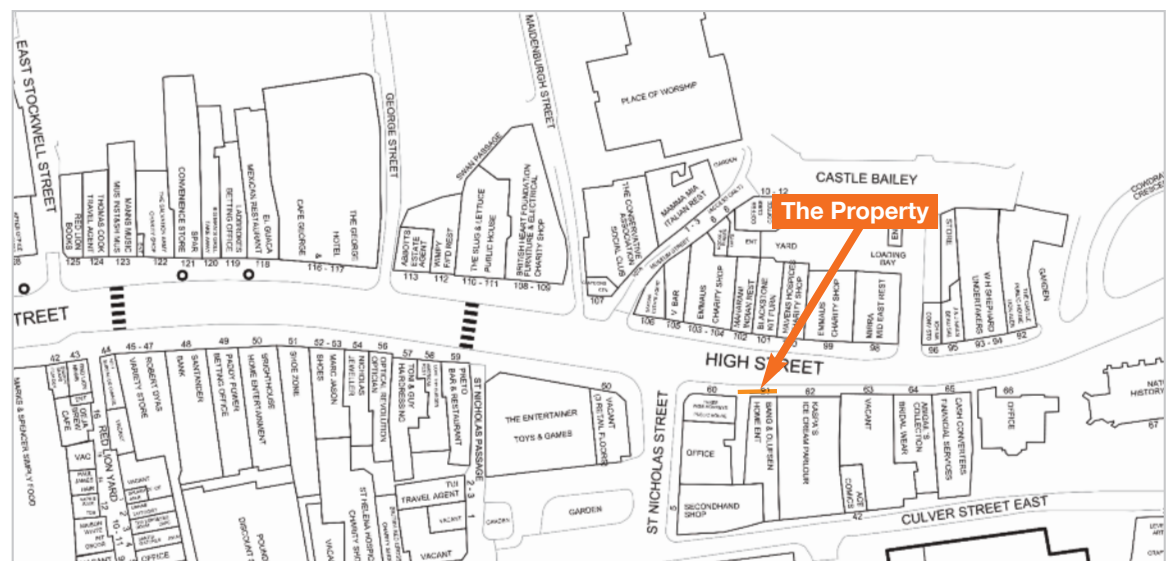
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail Ancillary	54.60 sq m 145.87 sq m	(587 sq ft) (1,570 sq ft)	INTELLIGENT AV SOLUTIONS LIMITED t/a Bang & Olufson (1)	10 years from 13/09/2012 on a full repairing and insuring lease	£30,000	12/09/2022
Yard	Seating Area	-	-	CALICO PROPERTIES (ESSEX) LIMITED	Lease of easement for 20 years from 10/02/2017	Peppercorn	09/02/2037
Total		200.47 sq m	(2,157 sq ft)			£30,000	

(1) Bang & Olufsen is one of the world's most iconic audio-visual brands, and has been leading the way in design, technology, and innovation for more than 90 years. They have an independent network of retail partners at more than 700 stores worldwide (Source: www.bang-olufsen.com).



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