

61a & 62 High Street, Colchester, Essex CO1 1DN

Freehold Retail Investment

Lot 70

£65,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	357.87 sq m (3,852 sq ft)	GELATOS HOUSE LIMITED	15 years from 05/07/2016 expiring 04/07/2031 on a full repairing and insuring lease (3)	£65,000	05/07/2021 and five yearly
First	Ancillary	153.15 sq m (1,648 sq ft)	guaranteed by Kaspas Distribution Limited t/a Kaspas's (1) (2)			
Total		511.02 sq m (5,500 sq ft)			£65,000	

- (1) Kaspas's is a chain of exciting new dessert houses that offers the world's favourite hot and cold desserts under one roof. They currently have over 70 branches across the UK (Source: <http://kaspas.co.uk> 09/11/2018).
- (2) The tenant guarantee is in place until 05/07/2021.
- (3) The lease provides an option to determine on 05/07/2022 and 05/07/2027.

Key Details

- Let to Gelatos House Limited t/a Kaspas's until 2031 (subject to options)
- 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 double fronted ground floor retail unit with first floor ancillary accommodation.

NB: Bang & Olufsen, 61 High Street is being offered as lot 64.

Tenure

Freehold.

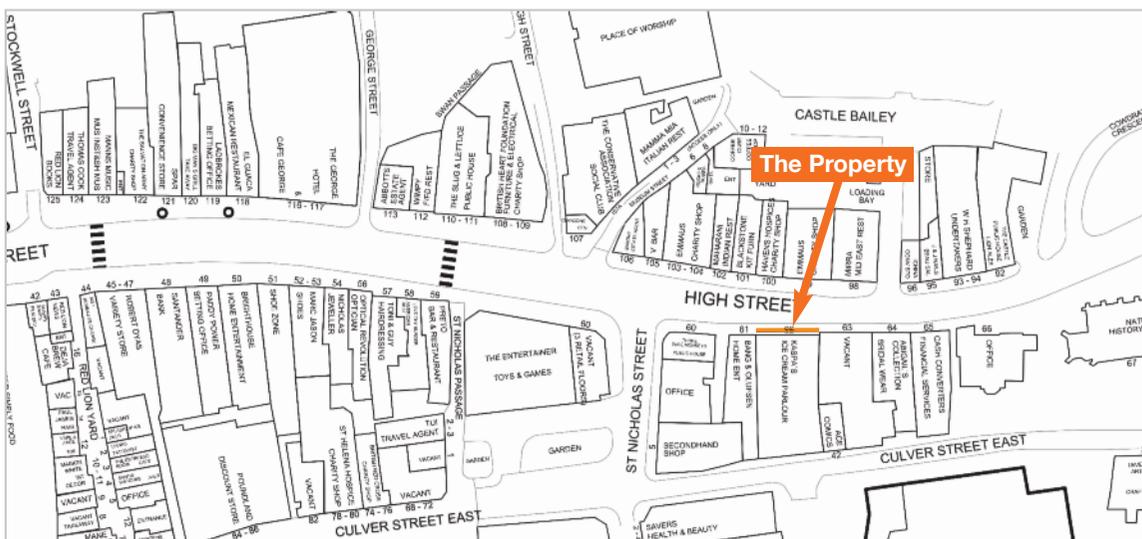
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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