

# **SALTER REX**

**Chartered Surveyors & Estate Agents**

**FREEHOLD INVESTMENT FOR SALE  
RETAIL SHOP AND UPPER PART**



**5 ST BOTOLPHS STREET, CO2 7DU**

**LOCATION:**

The premises are prominently located in St Botolph's Street, a busy secondary area on the eastern edge of the town center close to the bus station, Colchester Town rail station and multi-storey car park facilities in Osborne Street. The shop is let to Wine/Dine bar style Restaurant.

**DESCRIPTION:**

The property comprises of retail on Ground floor and offices on 1<sup>st</sup>/2<sup>nd</sup> floors, access via internal stairs to the rear of ground floor with future development of converting 1<sup>st</sup> and 2<sup>nd</sup> floors offices to residential and extending and creating 3<sup>rd</sup> floor subject to necessary planning consent. The tenant of the Restaurant/bar lounge also trades from the adjoining unit (No.7) which interconnects with No.5 at ground floor level only.

**INCOME:**

The property is let on 15-year (FRI) Lease from 5<sup>th</sup> March 2013 with 5 yearly Rent Reviews, presently producing £21,000 per annum exclusive and any user within Class E planning regulation introduced 1<sup>st</sup> September 2020

**MEASUREMENTS:**

Ground Floor	1,507 Sq. Ft
1 <sup>st</sup> and 2 <sup>nd</sup> Floor	1,205. Sq. ft
Total Area:	2,712 Sq. Ft

**EPC:**

B 50

**FREEHOLD PRICE:**

£375,000 Subject to Contract/Lease

**VIEWING:**

Strictly by prior appointment through Agents as above.

**Ref: MY or AH**

**CONTACT DETAILS**

**SALTER REX**  
Chartered Surveyors & Estate Agents<sub>LLP</sub>

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