



Tenure
Freehold.

Location
Colchester, on the River Colne, has a population of approaching 96,000, a catchment population of some 190,000 and is a major commercial, retail and administrative centre, located some 53 miles north-east of Central London. The town is serviced by the A12 trunk road which provides a dual carriageway link to the M25 motorway and via the A14 dual carriageway to Ipswich and the Port of Felixstowe. There is a rail service to London (Liverpool Street) with journey times of approximately 55 minutes.

The property is situated on the High Street near Cowdray Crescent. Occupiers close by include JJB Sports, Fired Earth, Cash Converters, Bang & Olufsen, Jessop and Cafe Rouge.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor shop and self-contained maisonette, access to which is from the side.

VAT
VAT is not applicable to this lot.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Individual (t/a Sivan Barber Shop)	Gross Frontage 5.0 m Net Frontage 4.5 m Shop Depth 3.8 m Built Depth 15.35 m Basement 18 sq m	(16' 5") (14' 9") (12' 6") (50' 4") (194 sq ft)	10 years from 20.07.09 Rent review every 5th year of the term FR & I	£7,920 p.a. Rent Review 2014
First and Second Floor	Vacant	First and Second Floor Maisonette comprising Three Rooms, Kitchen and Bathroom			

Total £7,920 p.a.

Colchester

95 High Street Essex CO1 1TH

- **Freehold Shop and Residential Investment**
- Attractive period property
- Includes vacant self-contained maisonette
- No VAT applicable
- Shop rent review 2014
- Shop lease expires 2019
- Total Current Rents Reserved
**£7,920 pa plus
Vacant Maisonette**

