

PART FREEHOLD & PART LEASEHOLD FOR SALE

Colchester, Essex

**DUCHESS, 156 HIGH STREET, COLCHESTER, ESSEX, CO1 1PG**

- Excellent high-footfall location within sought after town centre.
- Adjacent to Fenwick department store.
- Ground floor gross internal area approx. 308 sq m (3,320 sq ft).
- Trade terrace together with freehold former theatre to rear.
- Licence to sell alcohol until 2:00am every day.
- May suit alternative uses (subject to obtaining the necessary consents).

**LEASEHOLD PUB WITH FREEHOLD FORMER THEATRE FOR SALE WITH VACANT POSSESSION
OFFERS INVITED****SUBJECT TO CONTRACT** sole selling rights

COUNL143

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Location

Fronts a busy High Street pitch within Colchester's main retail/leisure circuit surrounded by a mixture of retail, restaurants and pub properties. Williams & Griffin department store lies adjacent and a Debenhams department store is also within close proximity. Nearby national restaurant operators within 100 metres include: Byron Burger, Las Iguanas, Wagamama, Pizza Express, Nando's and Bill's. An eight screen Odeon Cinema lies circa 50 metres to the south west and a 642 space car park lies within close proximity.

Location and GOAD plans are attached.

Description

A sizable mid-terrace three storey large property with painted rendered elevations and a two storey extension to the rear.

Ground floor	Largely open plan trading area decorated in a traditional lounge style fitted with a single side servery. There is a trade kitchen to the rear. Approx. gross internal area: 309 sq m (3,320 sq ft).
Basement	Ladies and gentlemen's toilets, cold beer store, wines and spirit store and a manager's office. Approx. gross internal area: 274 sq m (2,950 sq ft)
First floor	Living room, kitchen, bathroom and double bedroom.
Second floor	Two double bedrooms, living room, bathroom.
Theatre	To rear of the main pub building, a former theatre building is included within the opportunity. It is in a dilapidated state of repair.

Using the online Promap measuring service the pub building footprint and site area are calculated to be:-

Building Footprint	342 sq m (3,685 sq ft)
Site Area	375 sq m (4,039 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of Colchester Borough Council, it is understood that the property has a Premises Licence permitting the sale of alcohol on Monday to Sunday from 10:00am until 2:00am.

Planning

From enquiry of Colchester Borough Council, it is understood that the property is Grade II listed and is situated within Colchester Conservation Area.

Rating assessment

The property is listed as a public house and premises and has a rateable value of £59,000 with effect from 1st April 2017.

Tenure

The pub is held by way of a 35 year lease with effect from September 1995. The lease is free of all ties and the passing rent is £85,000 per annum. The User Clause within the lease allows for: Retail (A1), Small Office (A2) and Restaurant (A3) Uses.

There is a disused former theatre to the rear which is available freehold with vacant possession upon completion.

Basis of Sale

Unconditional offers are invited for both the leasehold interest of the pub in addition to the freehold interest of the former theatre to the rear. (VAT is applicable in addition).

Viewing

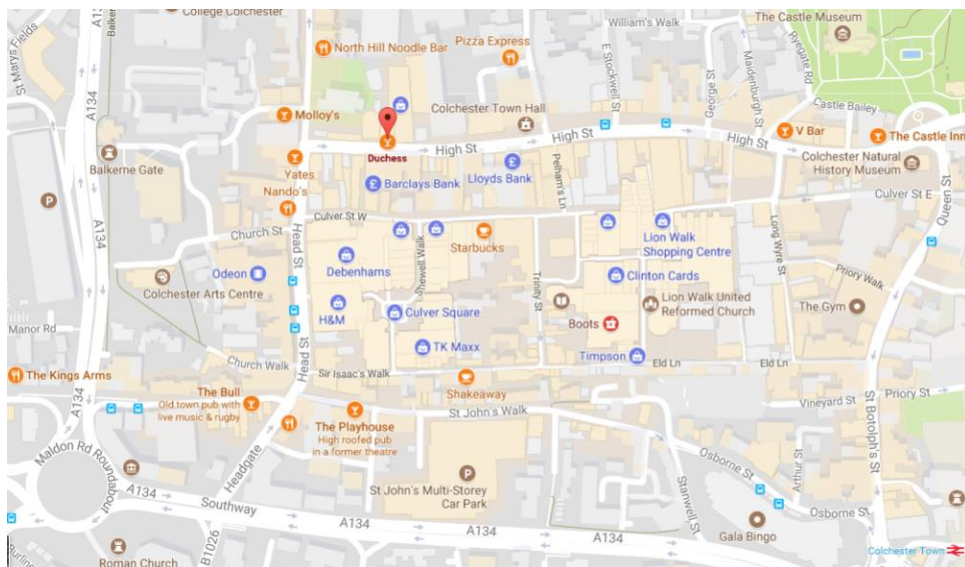
Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information and to arrange a viewing please contact James Grimes or Annabel Magnay on Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / annabel.magnay@agg.uk.com

EPC

An EPC report is available upon request.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purpose

GOAD Plan



Source: GOAD. Not to scale - Provided for indicative purpose