

Potential  
to split



## Location

Located on the Stane Park leisure development west of Colchester town centre and adjacent to the A12. Within the Stamway Leisure Quarter will be a number of mixed use operators including Nando's, McMullen & Sons (public house), Bella Italia, Starbucks and a KFC drive-thru restaurant.

## HIGHLIGHTS

- + Accommodation over ground floor with external terrace seating
- + Adjacent to Nando's, Starbucks and Bella Italia
- + Due for completion in Q2 2018
- + GIA approx. 551 sq m (5,500 sq ft)
- + Potential to split subject to consent

## Description

On completion of the development the restaurant will be adjacent to Starbucks Coffee and Nando's in a detached single storey building with an extensive glass frontage to the front elevation.

## Accommodation

The premises will be configured to provide accommodation at ground floor level only. Internally the property will be provided in shell condition with capped services.

## Approximate Floor Areas

The unit is a new development which is currently under construction. We have not physically measured the property but have been provided with floor areas which have revealed that the premise has the following approximate gross internal area.

**Ground Floor** 511 sq m (5,500 sq ft)

## Tenure

Held for a term of 25 years with effect from development completion in Q2 2018 expiring in 2043 at an initial rent of £154,000 per annum subject to five yearly upwards only reviews. The lease benefits from a tenants only break option in year 15 upon at least 6 months previous written notice. The service charge is to be confirmed on development completion.

## Rateable Value

Rateable Value to be confirmed on development completion.

## EPC

EPC rating to be confirmed on development completion.

## Viewings

The unit is currently under construction so all viewings must be arranged by prior appointment via the sole selling agents Savills.

## Photography

Please note this unit is currently under construction. All images included within this brochure are for indicative and illustrative purposes only.

## Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being opened.

## VAT

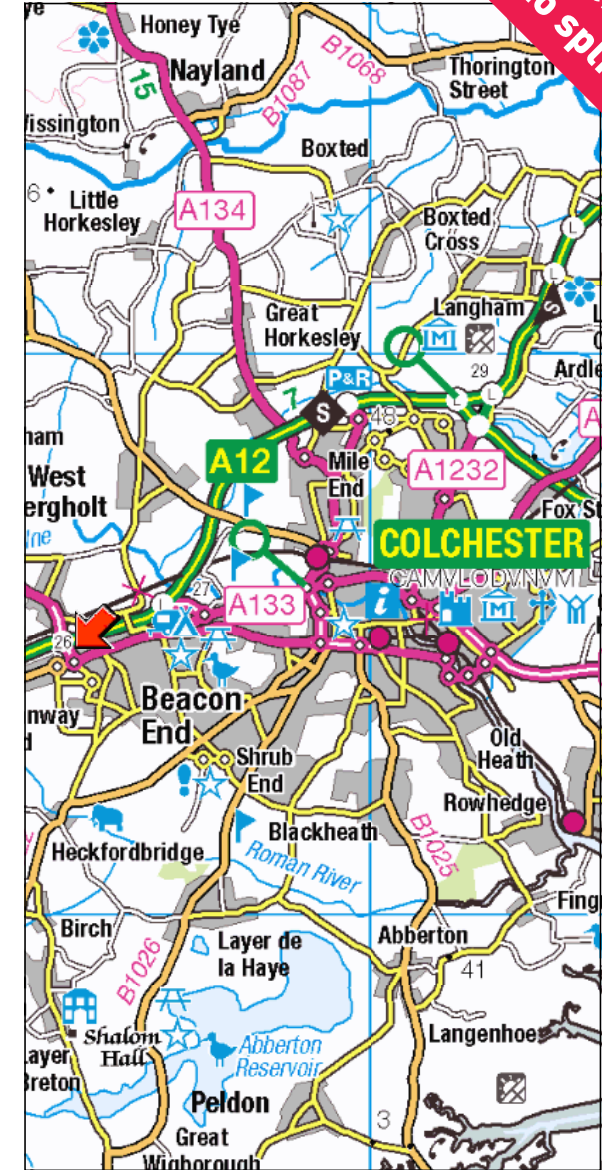
All figures quoted are exclusive of VAT.

## Contacts

**Paul Breen**  
Tel 020 7877 4555  
Mob 07767 873353  
Email pbreen@savills.com

**Stuart Stares**  
Tel 0207 299 3088  
Mob 07807 999 841  
Email sstares@savills.com

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