

CURZON CINEMA IS NOW
OPEN AND TRADING



ROMAN HOUSE

QUEEN STREET | COLCHESTER

NEW RESTAURANT OPPORTUNITIES IN
A VIBRANT AND HISTORIC SETTING



Front of units 1 and 2



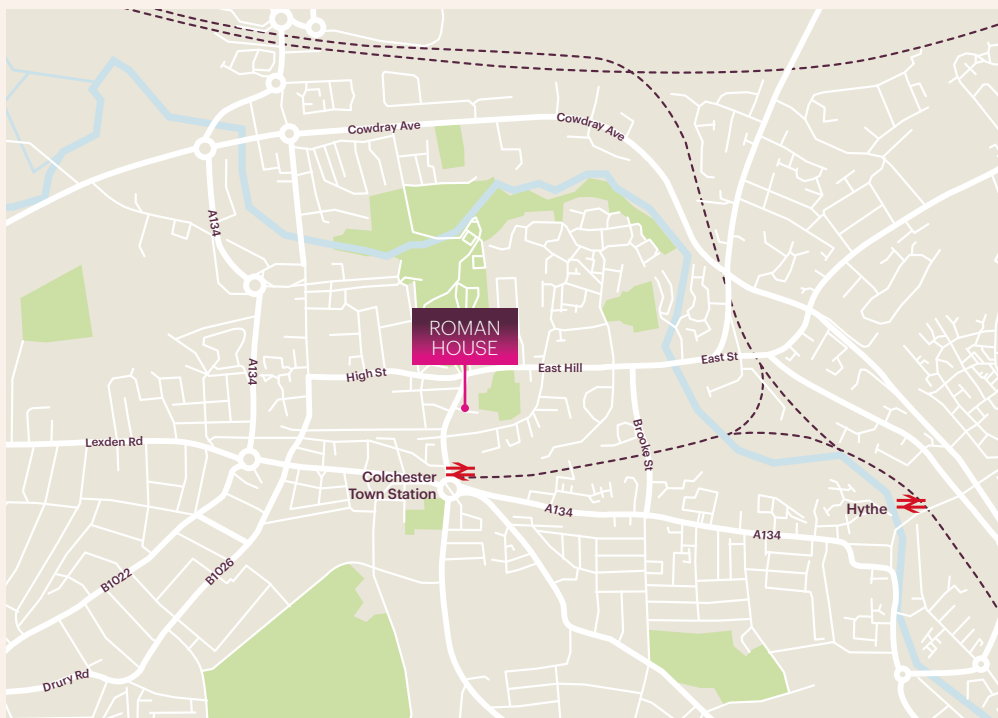
Rear of unit 2 next to Curzon Cinema

ROMAN HOUSE IS A NEW LEISURE DEVELOPMENT AVAILABLE FOR OCCUPATION AND FITTING OUT.

THE DEVELOPMENT COMPRISES A BOUTIQUE **CURZON CINEMA** AND 2 GROUND FLOOR RESTAURANTS.

DEVELOPMENT SUMMARY

- > Opportunity to let two new A3/A4 units;
- > The restaurant units sit beneath a brand new Curzon 3 screen cinema and alongside the Curzon café/bar;
- > The A3/A4 units are configured over ground and first floor and boast attractive outside seating to the rear, fronting onto a pedestrianised thoroughfare;
- > The complex is located in central Colchester, close to the High Street and Colchester Town station;
- > To the rear of the scheme is the Firstsite contemporary art venue, hosted in Rafael Viñoly's landmark building;
- > Colchester benefits from excellent transport connections;
- > Roman House is a constituent part of the St Botolphs Cultural Quarter, a significant mixed use regeneration project.



COLCHESTER

Colchester is a historic town in Essex, thought to be the oldest recorded Roman town in Britain.

Colchester lies approximately 51 miles northeast of London, connected by the A12, which provides links south to Chelmsford and the M25. Excellent transport links include Stansted Airport approximately 30 miles away and Great Eastern Main Line providing direct services to London Liverpool Street in around 60 minutes.

Colchester has a primary catchment of 460,000 and is projected to see above average growth in population and available pool of comparison spend over the next 5 years (Source: PMA).





CURZON

WIDOWS
A STAR
IS BORN

BOHEMIAN
RHAPSODY

PETERLOO
THE
MUSICIANS



TWO RESTAURANT UNITS
TO LET
Callum 01206 311111
020 7498 0134

ROMAN HOUSE

Roman House is a new leisure development comprising a boutique Curzon 3 screen cinema and 2 ground floor units.

Roman house is centrally located on Queen Street, between High Street and Colchester Town Rail station, close to Colchester's main retail district, Priory Walk and Lion walk shopping centres.

Roman House is at the heart of Colchester's cultural quarter, with the Firstsite building located immediately to the rear across a central public area. Firstsite is a striking contemporary art gallery, which opened in 2011, offering activities for family and friends including talks, tours and exhibitions. Also in immediate vicinity is Colchester natural History museum and Holytrees Museum, as well as established leisure offers including Prezzo, Queen Street Brewhouse and The Castle Inn public house.

Roman House forms part of the larger St Botolph's Cultural Quarter, a council led initiative to rejuvenate the area running along Queen Street. In addition to new residential and student accommodation elements, the proposals will include a hotel and establish a new restaurant cluster along a pedestrianised thoroughfare immediately adjacent to Roman House.

Roman House presents operators with an early opportunity to occupy a prime location within the wider St Botolph's Quarter.

ROMAN HOUSE IS AT THE HEART OF COLCHESTER'S CULTURAL QUARTER, WITH THE FIRSITE BUILDING LOCATED IMMEDIATELY TO THE REAR ACROSS A CENTRAL PUBLIC AREA.





The new mixed use development now undergoing construction will bring a vibrant edge to the area. It is located directly to the rear of the two units, fronting onto Queen Street. The development will incorporate a Travelodge Hotel, a new student accommodation block and open green space with communal seating.

This vibrant new public space will attract University of Essex students, becoming the central hub of Colchester town centre.

ACCOMMODATION

Option 1:

The property can be arranged over three units over ground floor and first floor, with the following approximate floor areas:

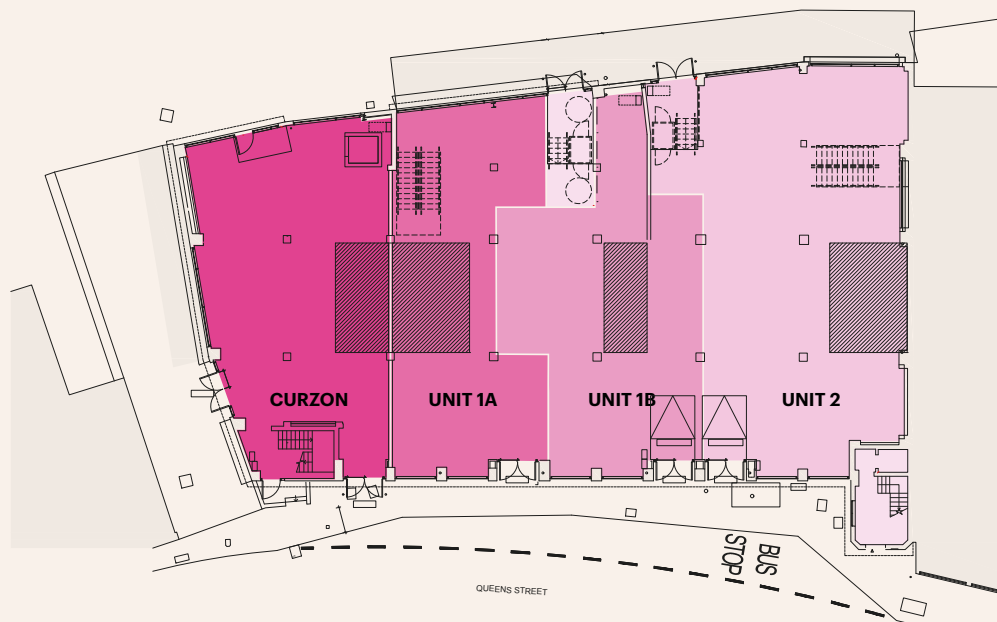
Floor	Unit 1a	Unit 1b	Unit 2
Ground Floor	1,743 sq ft	1,938 sq ft	3,067 sq ft
Mezzanine	1,270 sq ft	-	1,097 sq ft
Total	3,013 sq ft	1,938 sq ft	4,165 sq ft

RENT

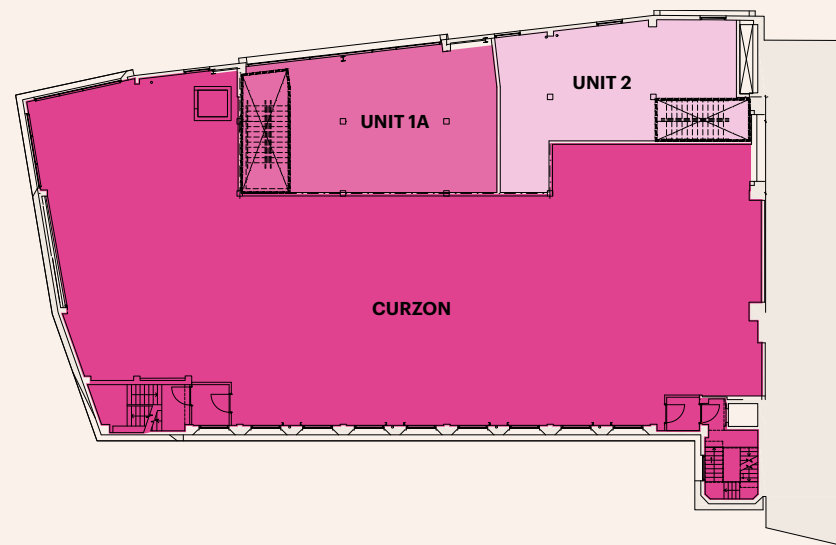
On Demand.

TENURE

The property is offered by way of a new lease.



Ground Floor



First Floor

ACCOMMODATION

Option 2:

The property can also be arranged over two units over ground floor and first floor with the following approximate floor area:

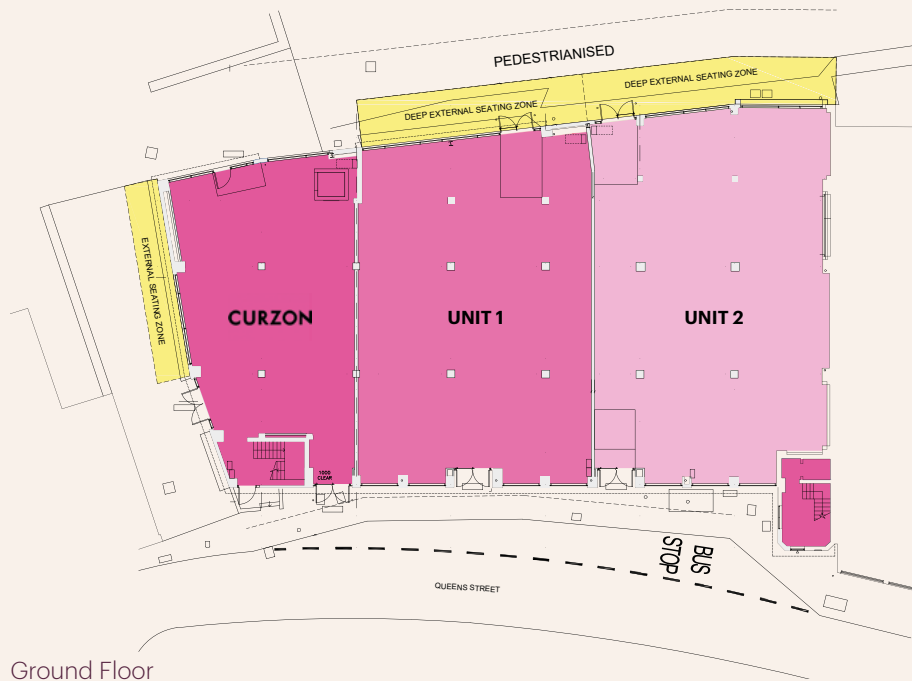
Floor	Unit 1	Unit 2
Ground Floor	3,424 sq ft	3,617 sq ft
Mezzanine	1,270 sq ft	1,097 sq ft
Total	4,694 sq ft	4,715 sq ft

RENT

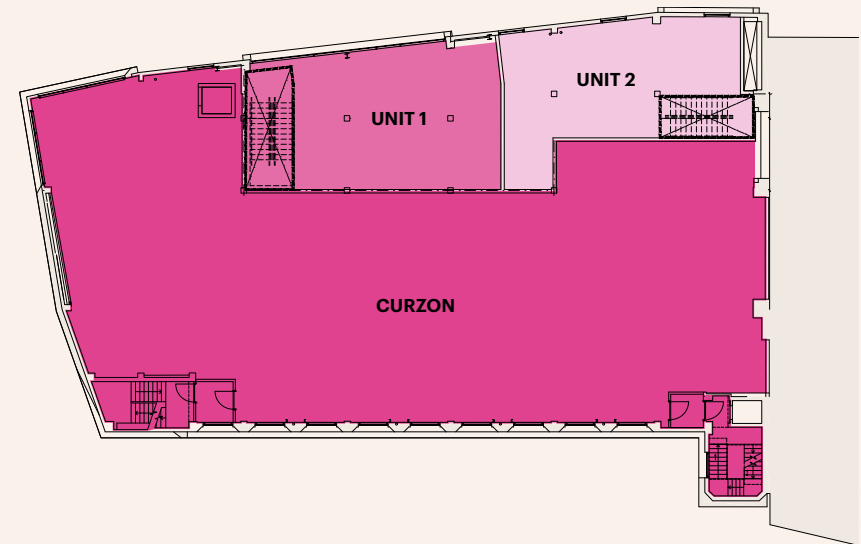
On Demand.

TENURE

The property is offered by way of a new lease.



Ground Floor



First Floor

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC RATING

Upon request

KEY CONTACTS

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