

## Location

Colchester is an historic centre, being the Country's oldest recorded town and is located within the county of Essex, approximately 54 miles east of London. Colchester has a population of approximately 119,441 and is well located with a fast link to London via the A12/M25. The A14 links the town with Ipswich and the M1/M6 to the Midlands and north. The rail station provides a service to London (City) in approximately 45 minutes and Stansted Airport is approximately 15 miles distant.

## Situation

The property stands in an attractive setting overlooking All Saints Museum and the entrance to Castle Bailey, within the Conservation Area close to the eastern end of the High Street. The property occupies a corner site, fronting Culver Street East and Queen Street, which comprises of secondary retail and leads into Botolph Street. Parking is available off Queen Street, also Priory Street and Vineyard Street. Restaurants within the town include ASK, CHICAGO ROCK CAFÉ, PIZZA EXPRESS, NANDO'S, ZIZZI'S, BILLS and CAFÉ ROUGE, in addition to many independent operators.

## Description

The property is of traditional construction with brick elevations, arranged over basement, ground, first and second floors, under a tiled, timber framed mansard roof. The property is split into two buildings being 2 Queen Street / 1 Culver Street East, and 3-5 Culver Street East. The former comprises a class A3 restaurant unit over the ground floor / basement with six residential flats on the first / second floors. There is a large rear garden area. The latter is a cafe on ground floor/basement.

## Town Planning

The property is part Grade II Listed, part Grade II\* Listed and is situated within the Town Centre Conservation Area. Planning Permission with Listed Building Consent was granted on the 19th November 2004 for a change of use of the ground floor and basement as two Class A3 restaurants with ten flats over. Planning Permission with Listed Building consent was granted on the 16th October 2007 for a change of use of the vacant ground floor 3 D'Arcy House to part Class D1 and part Class A3.

## Tenure

FREEHOLD

## Tenancy

The ground floor and basement of 1 Culver Street East/2 Queens Street is let to PREZZO LIMITED on a full repairing and insuring lease for a term of 25 years commencing 29th December 2004. The six flats over first and second floors are all let on Assured Shorthold Tenancies.

