

SMART 4

REAL ESTATE CONSULTANCY
♦ ♦ ♦ ♦

**THE HEXAGON,
OSBORNE STREET,
COLCHESTER, ESSEX
CO2 7DP**

**Premises ideally suited for retail/café use
Subject to planning.**

LOCATION

The property is prominently located in front of a newly built bus terminal in Colchester town centre. The property is situated on the junction of Osborne Street, St John's Street, Stanwell Street and Vineyard Gate and is within close proximity to a number of restaurants and takeaways. Colchester railway station is located approximately 300m away and there are five car parks (capacities ranging from 101-645) within a short walk.

ACCOMMODATION

The premises comprise a purpose built unit created from the subdivision of the Gala Bingo, designed over ground floor level, comprising the following approximate internal floor area:-

Ground Floor:	252 sq m	(2,708 sq ft)
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TENURE

The premises are available to let on a new lease on terms to be agreed at an initial rent of **£30,000 pax**, subject to upwards only rent reviews on a five yearly cycle.

RATES

The Premises have yet to be separately assessed for rates. Please contact Colchester Council for more information.

VIEWING

Please contact the SMART 4 office for further information or to arrange an inspection. Alternatively contact our joint agents – Fenn Wright – 01206 216565.



EPC AVAILABLE ON REQUEST

January 2015

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

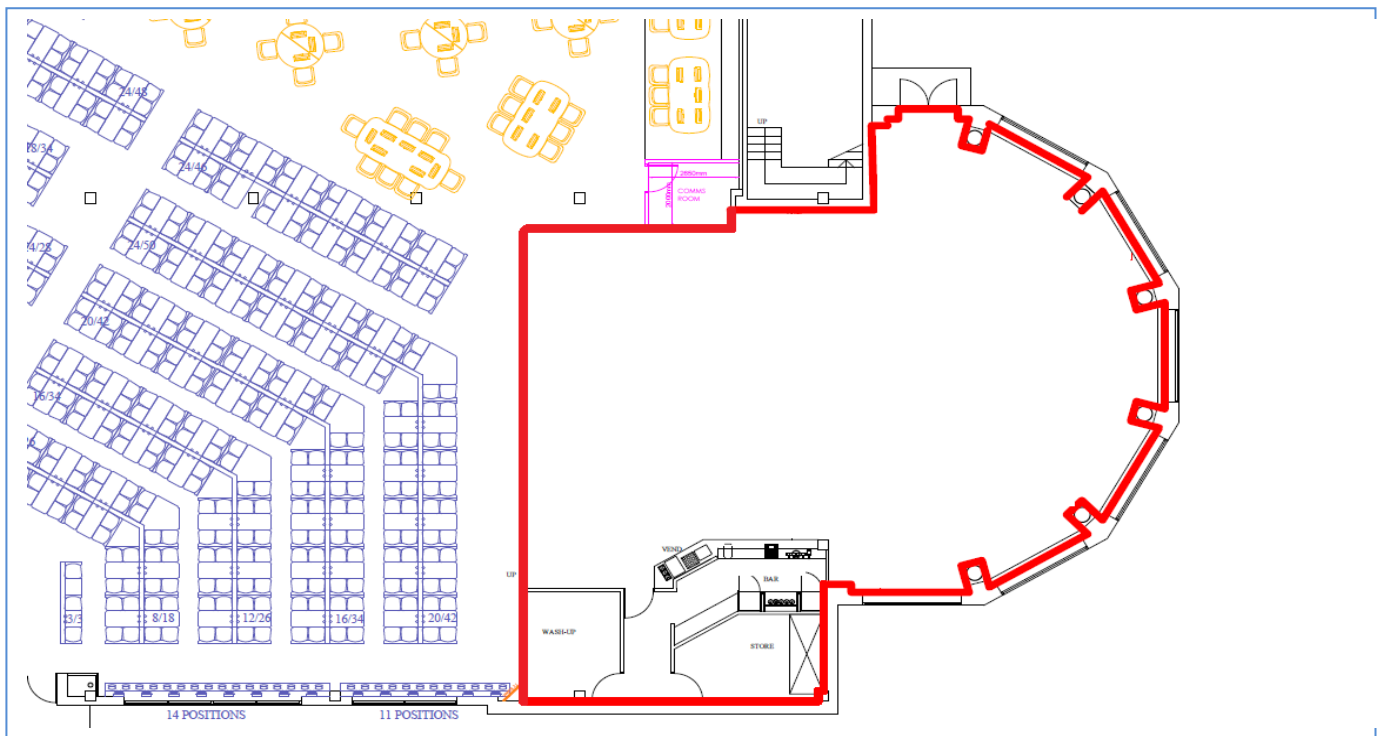
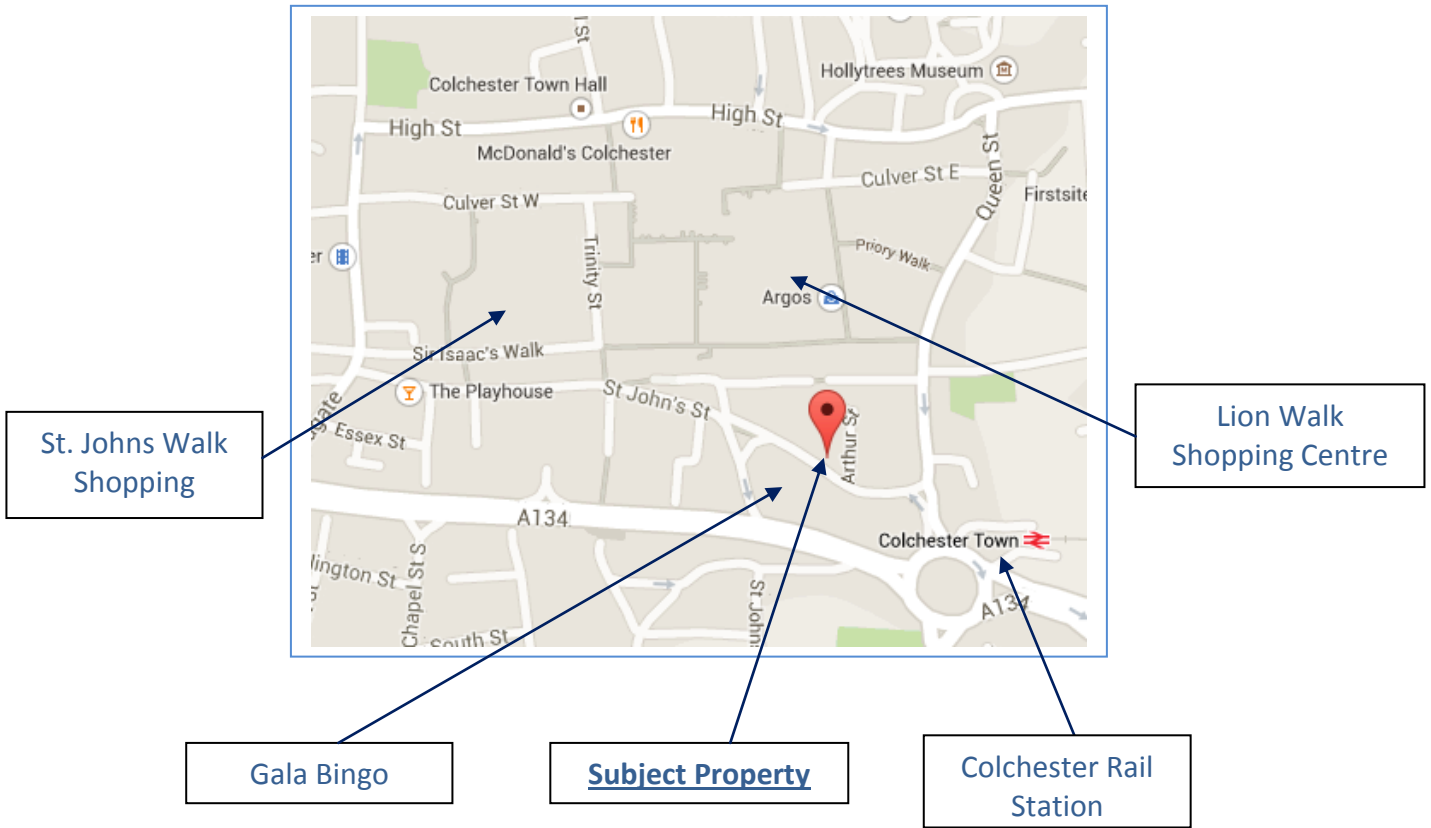


For further details:

020 7569 9900

www.SMART-4.co.uk

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