

TO LET LEISURE UNIT

# UNIT 1 STANE LEISURE PARK

Tollgate, Colchester CO3 8AU



## Key Highlights

- Accommodation over ground floor with external terrace seating
- Adjacent to Nando's, Starbucks, KFC and McMullen's
- Newly completed leisure development
- GIA approx. 325 sq m (3,500 sq ft)
- Potential to split subject to consent
- Alternative uses considered STPP
- New lease available
- Adjacent to the 173,000 sq ft Stane Retail Park which is currently under construction



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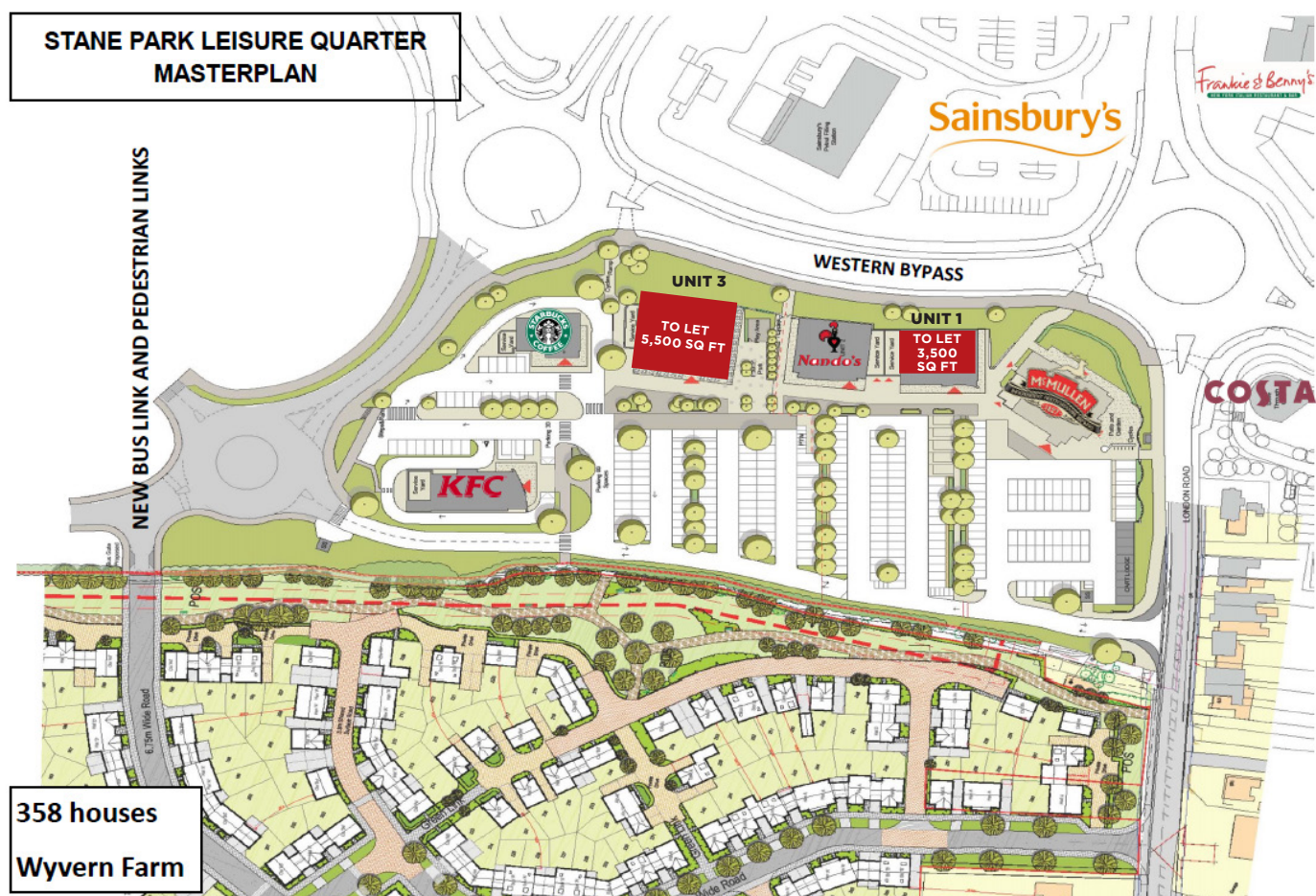
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## Location

Located on the Stane Leisure Park, approximately 3.7 miles west of Colchester town centre and 13.3 miles east of Braintree. Within the Stane Leisure Park are a number of mixed use operators including Nando's, McMullen & Sons (public house), Starbucks and a KFC. The wider Tollgate area comprises a Sainsbury's, Costa Coffee and the 147,000 sq ft Tollgate Centre Shopping Park. Construction is currently underway on the adjacent £60m 173,000 sq ft Stane Retail Park with pre-lets in place to Aldi, B&Q and M&S.

The site benefits from good rail and road transport links with the A12 adjacent to the site, connecting the area with Chelmsford to the south west and Ipswich to the north east. Marks Tey train station is located 2.7 miles to the west and provides the nearest rail access to the site, with regular services to London Liverpool Street, Colchester and Ipswich.

## Description

The restaurant comprises a detached single storey steel framed building of rendered and brick elevations beneath a flat roof. Externally there is a seating terrace to the front and side elevations.

## Accommodation

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

## Approximate Floor Areas

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.

AREA	SQ M	SQ FT
Ground Floor	325	3,500

The property has the potential to be split subject to requirement.

## Guide Rent

Rental offers invited.

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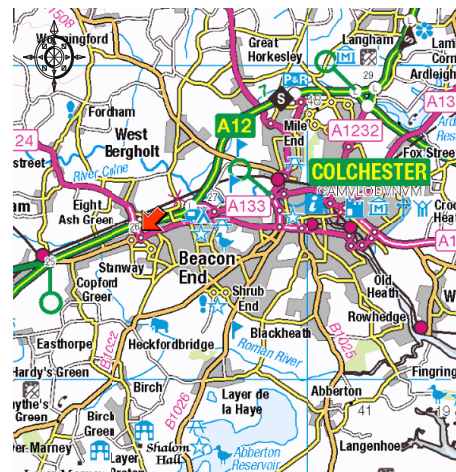
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## Planning

The premises currently benefits from Restaurant use (Class E) although alternative uses may be considered subject to planning.

## Tenure

The property is available by way of a new lease of the entire property on terms to be agreed. Alternatively, the unit can be split subject to requirement.

## Rateable Value

The subject property is listed within the 2017 Rating List with a rateable value of £118,000.

## EPC

An EPC is in course of preparation.

## VAT

All figures quoted are exclusive of VAT.

## Viewings & Contacts

The unit is currently closed so all viewings must be arranged by prior appointment via the joint agents Savills and Edgerley Simpson Howe.

For further information please contact the joint agents.

## Contact

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