

Colchester - 101 High Street, Essex CO1 1TH  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Colchester - 101 High Street, Essex CO1 1TH

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £325,000
- Gross Initial Yield: 7.69%
- Rental Income: £25,000 p.a.
- VAT is applicable to this property
- Comprises ground floor retail shop with rear access
- Rent reviews linked to RPI every 5 years (uncapped)
- Town centre location with occupiers nearby including Lion Walk Shopping Centre, Santander, Sainsburys and Primark, amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 101 High Street (Ground Floor)	Ground Floor: 110 sq m (1,184 sq ft) Open plan retail, Storage, Kitchenette, WC	AS Rock Ltd	15 Years from 1 January 2023	£25,000	Note 1: FRI Note 2: Rent review linked to RPI every 5 years Note 3: Break option in 2033 with min 6 months notice Note 4: Deposit held of £6,250 Note 5: Personal guarantee
			<b>Total</b>	<b>£25,000</b>	

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### Property Description:

Comprises ground floor retail shop with rear access, providing the following accommodation and dimensions:

Ground Floor: 110 sq m (1,184 sq ft)

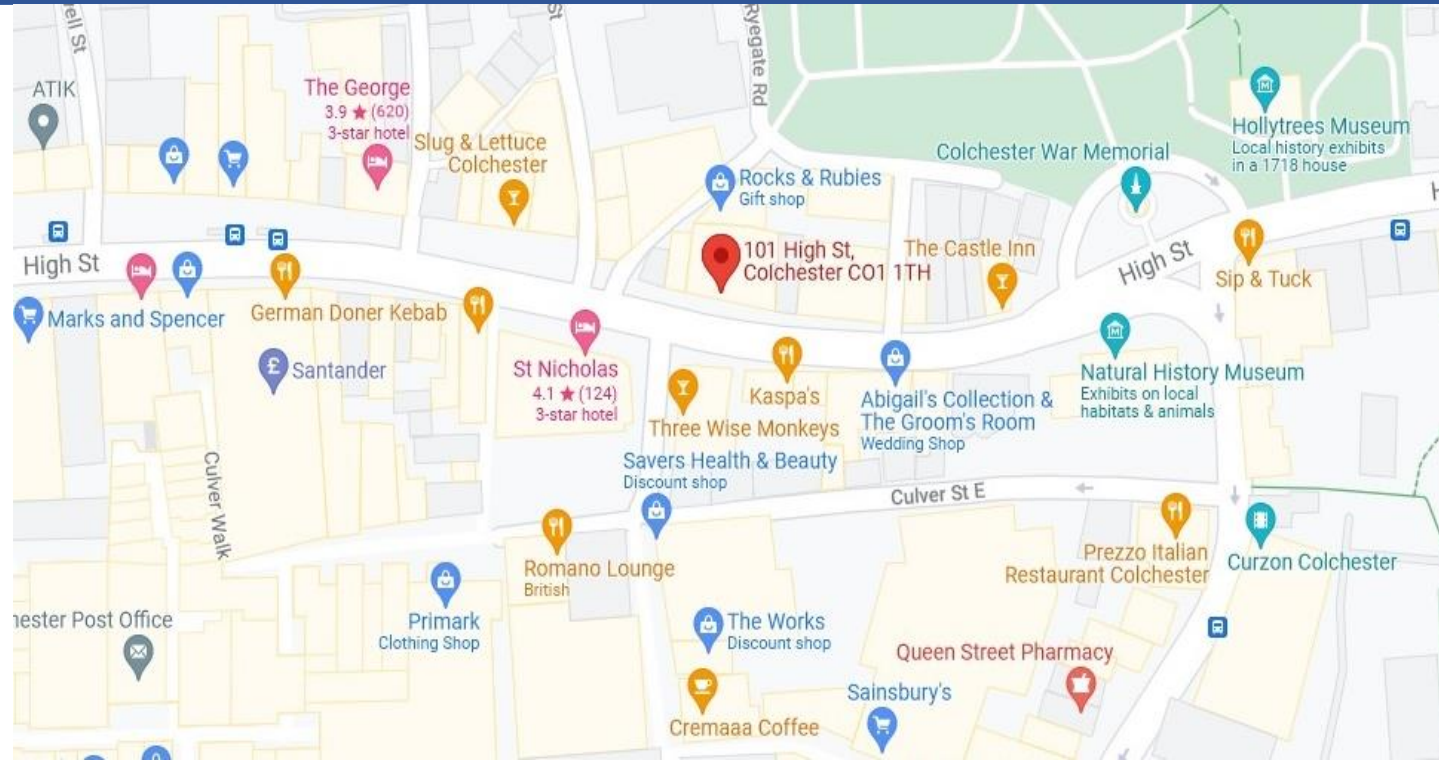
Open plan retail, Storage, Kitchenette, WC

### Tenancy:

The property is at present let to AS Rock Ltd for a term of 15 Years from 1<sup>st</sup> January 2023 at a current rent of £25,000 p.a. Uncapped rent reviews linked to RPI every 5<sup>th</sup> Years and tenant option to determine in January 2033 with min 6 months notice. Deposit held of £6,250.

### Tenure:

Long Leasehold. Held on a 999 Year lease from 24<sup>th</sup> March 2015 at a ground rent of £100 p.a.



### Location:

Colchester is an attractive and historic market town in Essex, some 60 miles north-east of Central London. The property is close by to Lion Walk Shopping Centre with retailers including Primark, Boots the Chemist and The Body Shop. Other nearby retailers include Santander, Sainsburys and Primark, amongst others.

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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

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