UNIT 3 STANE LEISURE PARK

Tollgate, Colchester C03 8RH

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. 551 sq m (5,500 sq ft)
- Potential to split subject to consent
- Alternative uses considered STPP
- New lease available
- Potential for a drive thru conversion
- Adjacent to the 173,000 sq ft Stane Retail Park which is currently under construction

SAVILLS LONDON
33 Margaret Street
London W1G 0JD
+44 (0) 20 7409 8178

ESH
17/19 Maddox Street
London W1S 2QH
+44 (0) 20 7758 0400

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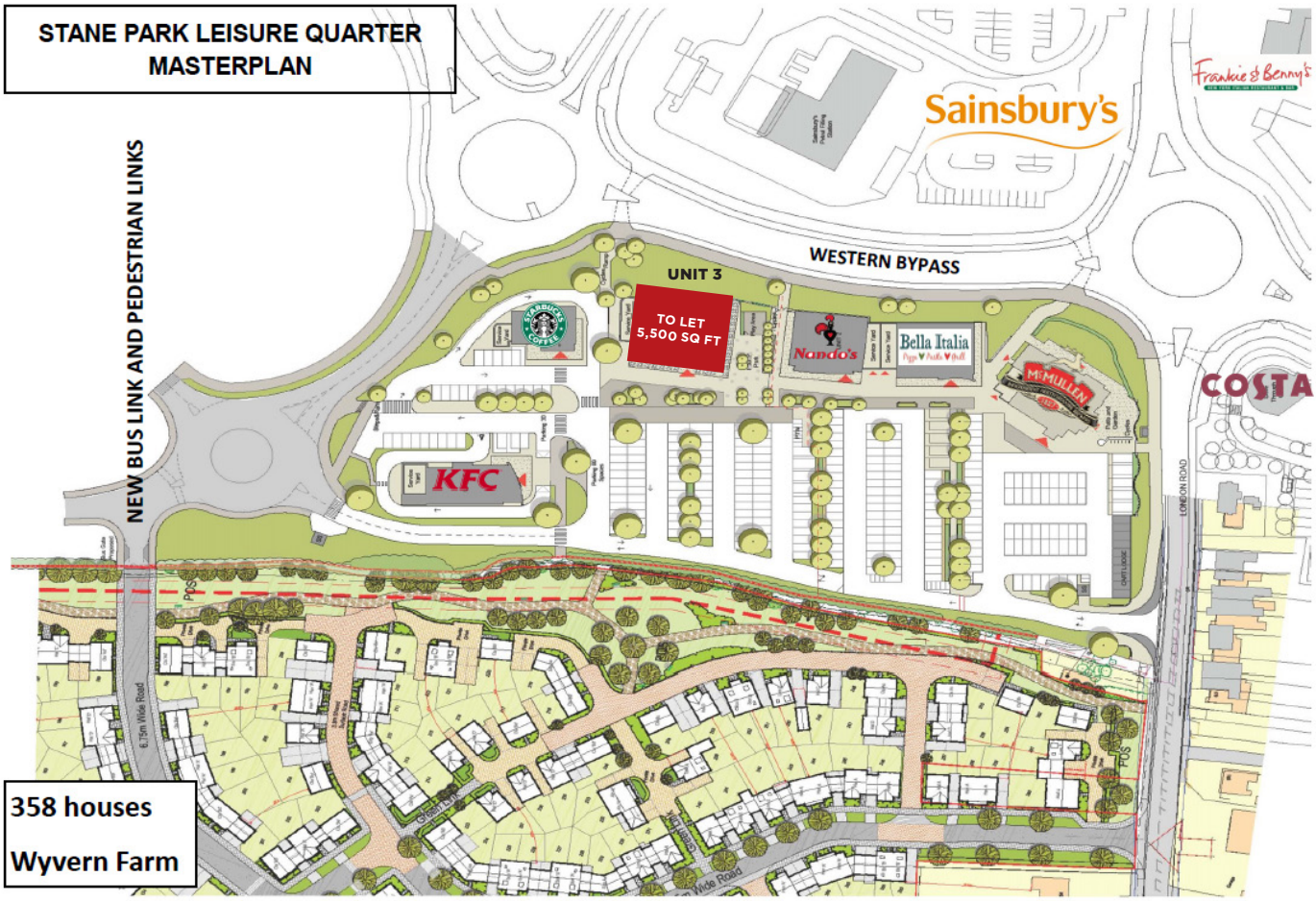

Location

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	511	5,500

Alternatively the property may have the potential to split to reflect specific requirements.

Guide Rent

Rental offers invited.

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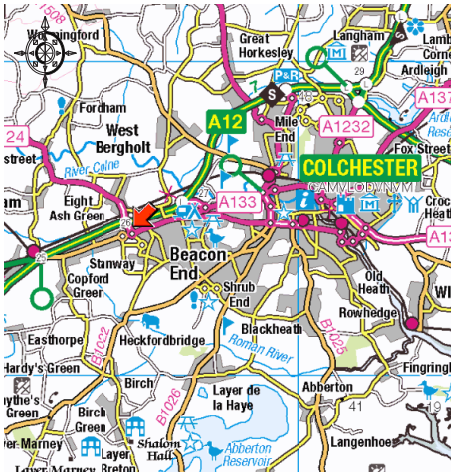

Planning

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

There is potential to convert the existing unit to a drive thru subject to planning consent. An indicative plan is provided below showing the various options:

Option 1 Single 3,111 sq ft drive thru unit (unit 3A and 3B merged)

Option 2 Unit 3A 1,281 sq ft drive to unit and unit 3B drive thru unit

Tenure

The property is available on a new lease on terms to be agreed.

Rateable Value

The subject property is listed within the 2017 Rating List with a rateable value of £181,000.

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.

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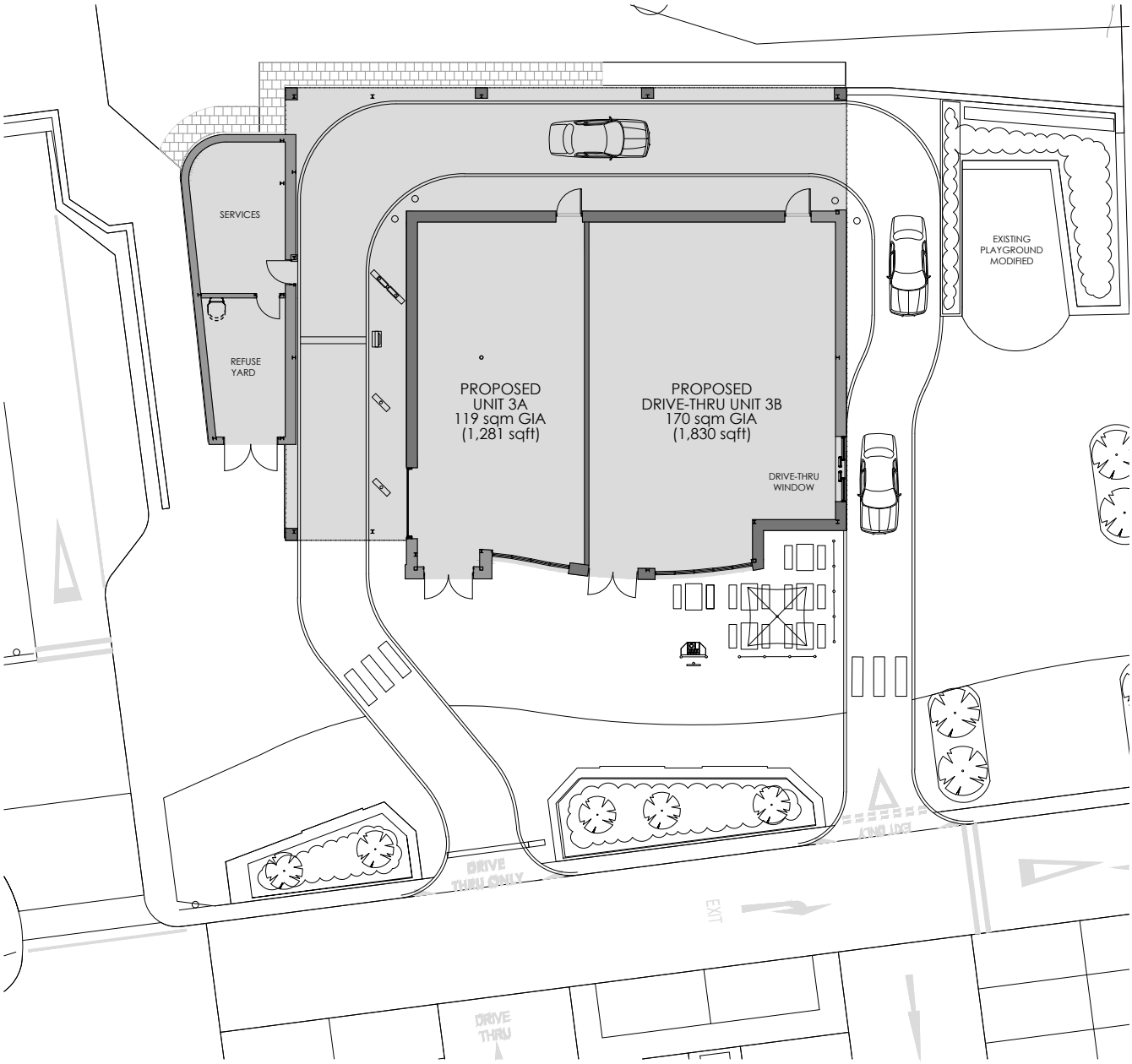

Contact

SAVILLS
James Grasby
+44 (0) 20 7409 8178
+44 (0) 7866 203 540
james.grasby@savills.com

SAVILLS
Stuart Stares
+44 (0) 20 7299 3088
+44 (0) 7807 999 841
sstares@savills.com

ESH
Lauren Chew
+44 (0) 20 7758 0413
+44 (0) 7946 716 980
lauren@eshp.com

ESH
Tim Hornor
+44 (0) 20 7758 0403
+44 (0) 7703 296 668
tim@eshp.com

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