

**2A, QUEEN STREET,
COLCHESTER,
ESSEX CO1 2PJ.**

**RESTAURANT IN CITY CENTRE,
CLOSE TO COLCHESTER CASTLE.**

TO BE LET



- **Prominent location, opposite Curzon Cinema.**
 - **Full height opening glazed shopfront.**
- **Ground floor area 650 sq. ft. (60.4 sq. m).**
 - **First floor 830 sq. ft. (77.1 sq. m).**
 - **Commencing Rent £25,000 p.a.x.**
 - **Available from January 2027.**

TO LET

**Jon Ablewhite MRICS, 4 & 5, The Cedars, Apex 12,
Old Ipswich Road, Colchester, CO7 7QR.**

Tel: (01206) 505707

www.jonablewhite.co.uk

LOCATION

The premises are located in Queen Street, opposite the Curzon Cinema. The premises lie within the popular tourist area of the city, within a short walk of Colchester Castle (dating from Norman times) set in Castle Park, with remains of the city's Roman walls, the Natural History and Hollytrees museums, and the First Site and Minorities art galleries.

Queen Street lies to the east of the city's main shopping area, and the property is located close to a number of public car parks and bus routes.

DESCRIPTION

The premises comprises a self-contained ground and first floor property. The ground floor has a glazed façade across the front of the building which is capable of being opened to create an indoor/outdoor dining experience. There is a DDA compliant toilet towards the rear of the ground floor.

The first floor is accessed via a stairway at the front of the property and provides access to two further WCs, and a large room currently partitioned into two areas.

The ground floor totals 650 sq. ft. (60.4 sq. m) and the first floor 830 sq. ft. (77.1 sq. m).

ENERGY PERFORMANCE CERTIFICATE

The property has a current assessment of E – III, which is valid until November 2029.

RATEABLE VALUE

According to the 2026 Rating List, the property is shown as Shop and Premises, with a rateable value of £19,000.

TENURE

The property is to be let under a new lease under full repairing and insuring terms for a term of years to be agreed, including regular rent reviews. The commencing rent is to be £25,000 per annum, exclusive of VAT, rates and all outgoings.

VIEWING

To arrange a viewing or for any further information on this property, please contact the sole agent, Jon Ablewhite on 01206 505707 (jon@mrallp.co.uk).

July 2026.

All prices and rental quoted are exclusive of VAT (if applicable)

Property Misdescriptions Act Please note that following recent legislation we would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating electrical or plumbing systems and equipment are fully operational **Misrepresentation Act 1967** The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the agents or vendors or lessors (3) All descriptions dimensions and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property