

A NEW RETAIL AND LEISURE DESTINATION FOR COLCHESTER.

1-21 LONG WYRE ST COLCHESTER CO1 1LR

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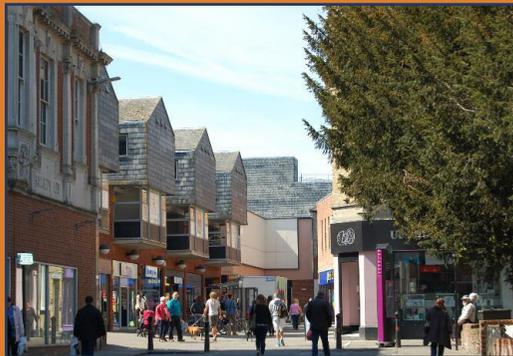
COLCHESTER

Known as Britain's oldest recorded town, **Colchester** is located approximately 50 miles north east of London. It is the 4th fastest growing town in the UK.

Popular amongst commuters due to its strong road, train and bus connections and currently benefitting from over **£500m of investment**, the town's current retail offer is primarily mass market. Key High Street operators including **Topshop, River Island, Next, M&S, Debenhams, Primark and TK Maxx**, complemented by a range of upper-end premium brands inside the **Fenwick** department store including **Hobbs, Aspinal, Mulberry and Michael Kors**.

The current F&B offer, which is relatively limited, includes operators such as **Bill's, Pizza Express, Zizzi, Byron** and some popular independent caterers, such as **Three Wise Monkeys, Hudson's and Church Street Tavern**.

*Source FSP



Currently
Only **57**
F&B outlets
(Maidstone 75)

52nd
by annual
F&B spend

£14m
Total F&B
trading gap*

20%
Fewer casual
dining operators
than benchmark
average

11.2%
Population
increase
by 2025

£215m
total F&B
market size

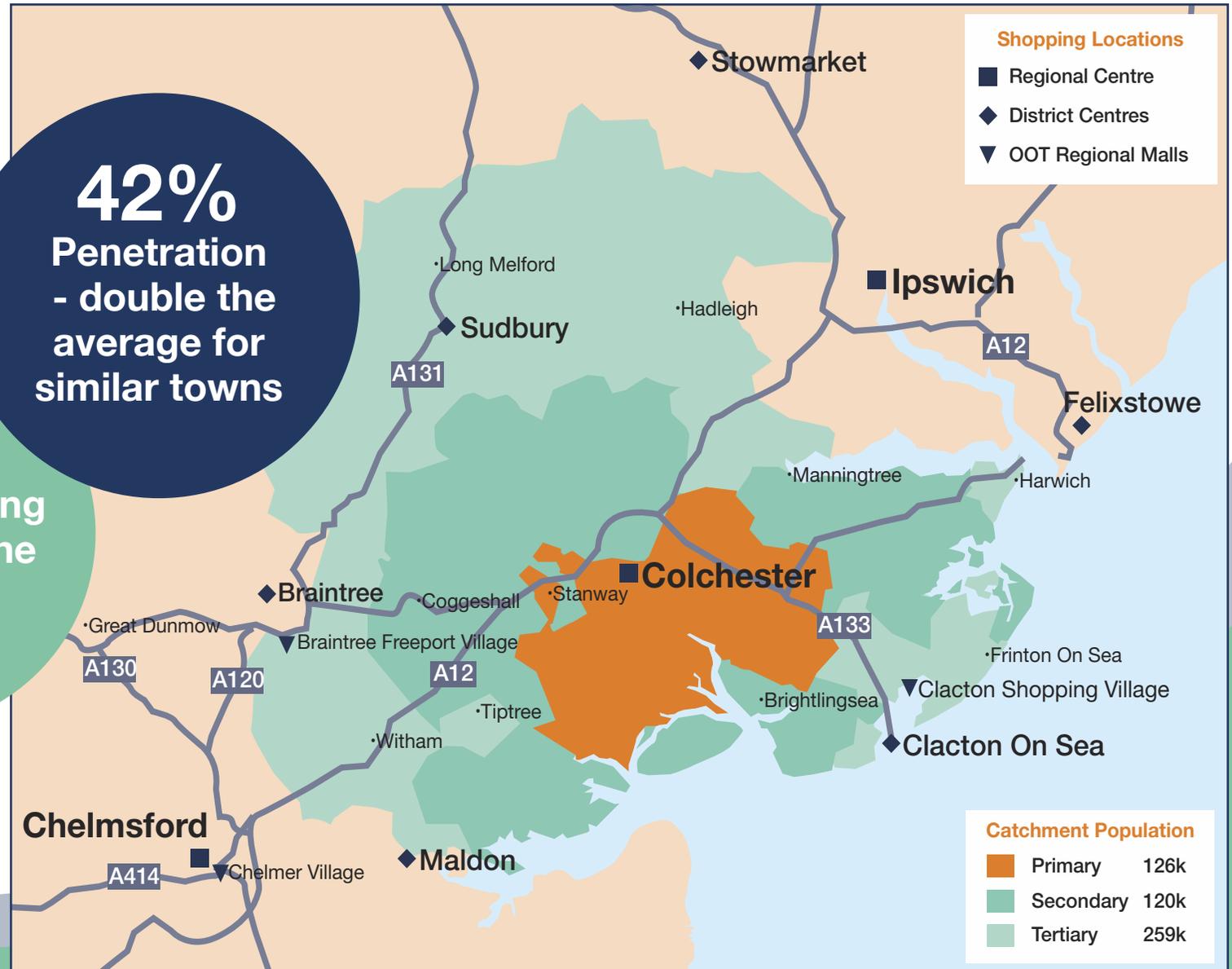
CATCHMENT

Colchester's catchment is relatively affluent with a high proportion of affluent achievers and comfortable communities - **30% higher than the UK average.**

The town is also home to **15k students** at several colleges including the nearby University of Essex and receives **5m tourists** every year.

42% Penetration
- double the average for similar towns

4th fastest growing borough in the UK



LOCATION

St Nicholas Quarter, the site of the former **Co-Op** department store, is located on the junction of St Nicholas Street, Long Wyre Street and Culver Street East.

The scheme is immediately adjacent to **Primark** and 2 mins walk (150m) from the new **Curzon Cinema**. It is ideally situated to benefit from all day trade.



THE SCHEME

Planning has been granted for the reconfiguration of the property to provide a mix of A1 and, A3 units.

The plans below are indicative and other configurations will be considered. Further details on request.

The property will be subdivided to form **two retail units** and **five restaurant units**, arranged over ground and first floors.

2
A1 units
totalling
5,631 sqft

5
A3 units
totalling
22,577 sqft

Ground Floor



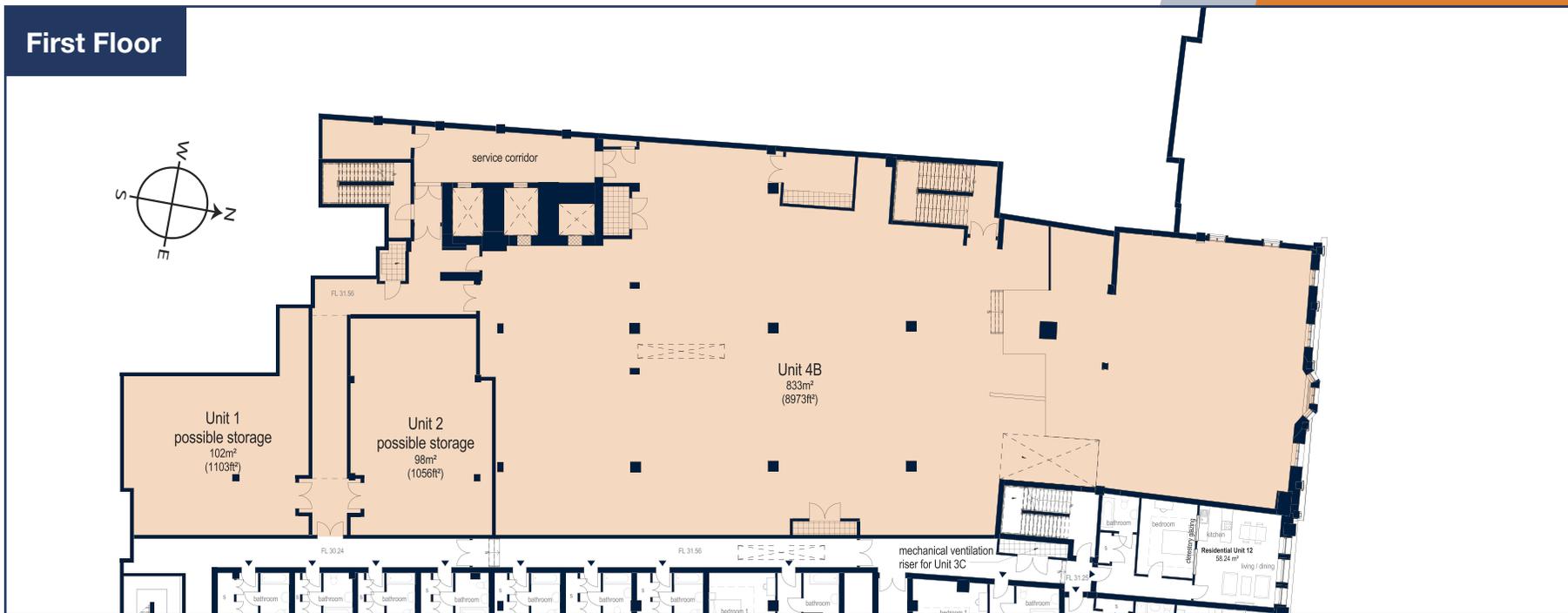
LONG WYRE STREET

THE SCHEME

	Ground Floor	First Floor
Unit 1 (A1)	1487 sqft	1103 sqft
Unit 2 (A1)	1985 sqft	1056 sqft
Unit 3a (A3)	2870 sqft	
Unit 3b (A3)	4739 sqft	
Unit 3c (A3)	3456 sqft	
Unit 4a (A3)	1485 sqft	
Unit 4b (A3)	1054 sqft	8973 sqft

* Alternative configurations will be considered

Consented scheme
schedule of areas



CONTACT DETAILS

**For further information please
contact the sole agent:**



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On the instructions of



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