

01206 577677

www.whybrow.net



To Let – Well Positioned Restaurant Space

45 Osborne Street, Colchester, Essex, CO2 7DB



Asking £15,000 pax

01206 577667 | info@whybrow.net | whybrow.net

October 2026

Location

The property occupies a prominent position on Osborne Street on the south of the city centre. The location benefits from strong levels of pedestrian footfall and is surrounded by a diverse mix of independent retailers, cafés, restaurants and national occupiers, making it an attractive destination for visitors. Lion Walk Shopping Centre, Culver Square and the wider city centre amenities are all within a short walking distance, together with numerous public car parks providing convenient access for customers.

Colchester Town railway station is approximately a five-minute walk from the property, providing regular services to Colchester Mainline Station, which offers direct connections to London Liverpool Street with journey times of approximately 50–60 minutes. Regular bus services operate throughout the city centre, providing links to surrounding residential areas, business parks and the University of Essex.

Retail Area	50.03 m ²	539 sq. ft
Kitchen Area	34.67 m ²	373 sq. ft
Basement (NIA)	42.06 m ²	453 sq. ft

Total NIA	126.76 m²	1,365 sq. ft
------------------	-----------------------------	---------------------

Description

- The building is of solid brick construction set beneath a pitched, slate tile roof.
- The former restaurant benefits from a fitted kitchen.
- The building is over three floors and has been extended to the rear with a single-storey addition and self-contained HMO residential dwelling above on first and second floors, which is not included in this proposal.
- 5 minutes' walk from Colchester Town Station.
- Potential to suit a variety of Uses, STP.

Specification

- Solid brick construction
- Fitted Kitchen.
- Basement Storage Area.
- Small Yard Area.

Asking Terms

The property is available **TO LET**

We are seeking offers in the region of

£15,000 pax



Tony Lockwood
t.lockwood@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667



Jacob Clarke
j.clarke@whybrow.net
01206 577667

Town Planning

The property benefits **Class E** Use and is offered with full vacant possession. Interested parties are advised to contact Colchester City Council on **01206 282424**.

Rateable Value

The property appears in the Valuation List with a Rateable Value of **£8,900**

Asking Price

The property is available to rent by way of a new lease. We are seeking offers in the region of **£15,000 pax**

VAT

The property is elected for VAT

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property's energy rating is C69

This property's energy rating is C.

