

01206 577667

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Retail Unit – To Let



137a High Street, Colchester, Essex, CO1 1SP

Asking Rent: £8,500 Per Annum Exclusive

116 Sq. Ft (10.8 Sq. M)

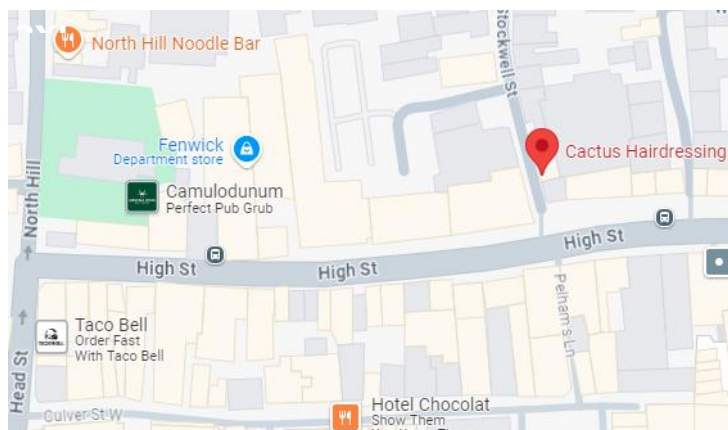
- New Lease Available
- May Suit a Variety of Uses, Subject to Planning
- NCP Car Park Nearby
- Good Access to Bus Routes

Location

Now with City status, Colchester is a major economic centre in north Essex with a resident population of circa 185,000 people which is due to expand to over 200,000 people.

The City benefits from excellent access to the A12, M25 (J. 28), the A120 to the Ports of Harwich and Stansted Airport and via the A14 via Ipswich to the Midlands. Main line rail links to London Liverpool Street have a fastest journey time of 46 minutes.

The subject property occupies a prominent position down West Stockwell Street, off of the High Street, within an area of retail and office uses, directly opposite, Metro Bank and Tesco Express and behind Bills Restaurant.



Description

The property comprises ground floor accommodation accessed via steps, with a small hand basin. WC's are located via the rear of the property and includes additional storage.

Accommodation

The property benefits from a Net Internal Area (NIA) of 116 sq.ft (10.8 sq.m).

Asking Terms

The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£8,500.00 per annum exclusive of Business Rates, Utilities, VAT, Service Charge and all other outgoings.

Service Charge

The property is subject to a service charge. Further details are available upon request.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £4,600.

Legal Fees

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

Energy Performance Certificate

The unit has an EPC Rating of B43.



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