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 Whybrow

Town Centre Retail – To let



17 Culver Square, Colchester, Essex, CO1 1WF

Rent: £40,000 Per Annum Exclusive

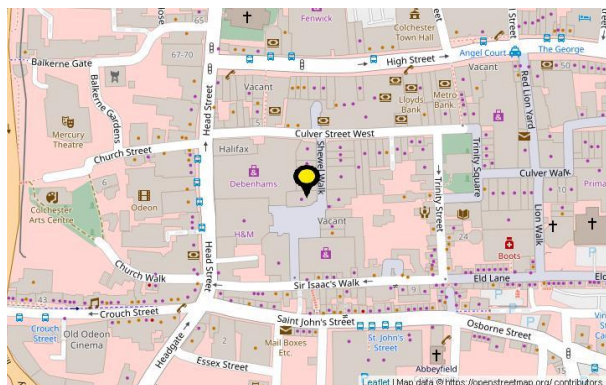
2,562 Sq. Ft (238 Sq. M)

- Prime Town Centre Location
- Accommodation Over Ground & First Floors
- Open Plan
- May Suit Alternative Uses, Subject to Planning
- New Lease Available

Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the midlands via the A14 at Ipswich.

The premises occupy a prime position within Culver Square, in proximity to Costa Coffee, Fraser Hart and TK Maxx. Other major retailers represented in the scheme include H&M, Superdry, Schuh, Ernest Jones and JD Sports.



Description

The property offers ground floor retail space with a double glazed façade.

Terms

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

Accommodation

The unit benefits from the following Nett Internal Areas (NIA):

Ground Floor	1,466 sq ft
First Floor	1,096 sq ft
Total	2,562 sq ft (238 sq m)

Rent

£40,000 per annum exclusive of Business Rates, VAT if applicable, and all other outgoings.

Service Charge

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

Legal Fees

Each party to be responsible for their own legal costs incurred in this transaction.

Planning

The property benefits from an established Class E (Retail) use.

Business Rates

The property appears in the Valuation List with a rateable value of £73,000.

Energy Performance Certificate

The property is to be assessed for an EPC Rating.



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