

01206 577667

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 **Whybrow**

**City Centre Retail Shop – To let**



## **24 Sir Isaacs Walk, Colchester, Essex, CO1 1JJ.**

Asking Rent: £24,000 Per Annum Exclusive

1,833 sq. ft (170.30 sq. m)

- Desirable City Centre Location
- Close to Culver Square Shopping Centre
- Busy Pedestrianised Thoroughfare
- Class E (Retail) Use



## Location

Colchester has an urban population of approximately 180,000 and benefits from excellent road communications with the A12 providing access to the M25 (J.28) and the A14 at Ipswich leading to Cambridge, the M11 and M1 Motorways. The main rail line station provides access to London Liverpool Street with the fastest journey time of approximately 53 minutes. Sir Isaacs Walk, along with Eld Lane, is one of the City's most popular shopping locations containing many specialist and local / national retailers. The unit forms part of the Culver Centre which houses many leading multiples including H&M, HMV and Superdry and a wide variety of independent traders.



## Description

A ground floor retail shop in the centre of Colchester City. The property has a fully glazed shop front and benefits from a large sales area with storage and kitchen/WC facilities.

## Accommodation

According to our calculations, the property has the following Nett Internal Area:

Ground floor sales – 1,495 sq. ft.

Storage – 261 sq. ft.

Communications Room – 43 sq. ft.

Toilet – 34 sq. ft.

Total – 1,833 sq. ft.

## EPC

The property currently benefits from an Energy Performance Certificate rating of 51 which places it in the C category.

The Energy Act 2011 stated that from April 2018, properties must have an EPC rating of an E or higher to legally market the property. Anything rated F or under is regarded as substandard and is not lawful to let or sell.

## Rateable Value

The property appears in the 2023 Ratings List as the following:

Shop and premises - £27,750 Rateable Value.

## Town Planning

The property benefits from an established retail use and understand there are no current outstanding planning applications.

Any interested parties are advised to contact Tendring District Council on 01206 282424.

## Legal Fees

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

## VAT

The property is elected for VAT.



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