

£17,750 per annum exclusive

28 Sir Isaacs Walk, Colchester, Essex, CO1 1JJ



## To Let Attractive Retail Unit In Desirable City Centre Location

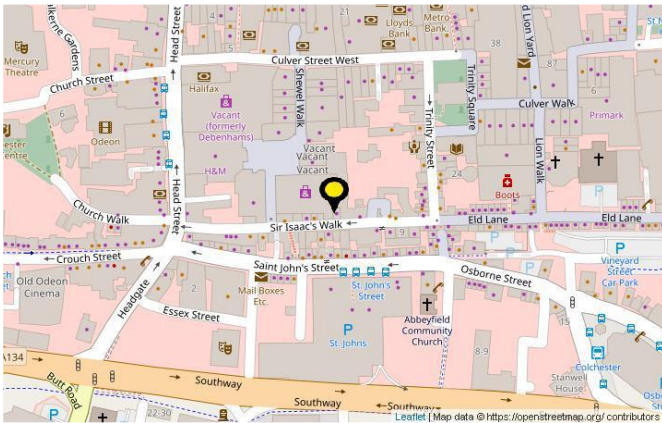
466 Sq Ft (43 Sq M)

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



## 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 a 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

The property is a ground floor retail unit with a clear glazed frontage offering extensive ground floor retail space and WC facilities.

## Accommodation

The property benefits from a Ground Floor Sales of **466 sq ft (43 sq m)**.

## Asking Terms

The property is available by way of a new full repairing and insurance lease by way of a service charge for a term of years to be agreed, incorporating periodic upward only rent reviews.

## Rent

£17,750 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Legal Fees

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

## Planning

The property benefits from an established Class E (Retail) Use and is considered suitable for a variety of uses, subject to planning. Interested parties should make their own investigations with Colchester City Council on 01206 282222.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £12,250.

## Energy Performance Certificate

The property has an EPC rating of C74. A copy of the certificate is available upon request.

For viewings and further details please contact



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