

Prominent City Centre Retail premises - To Let
By way of a new lease



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

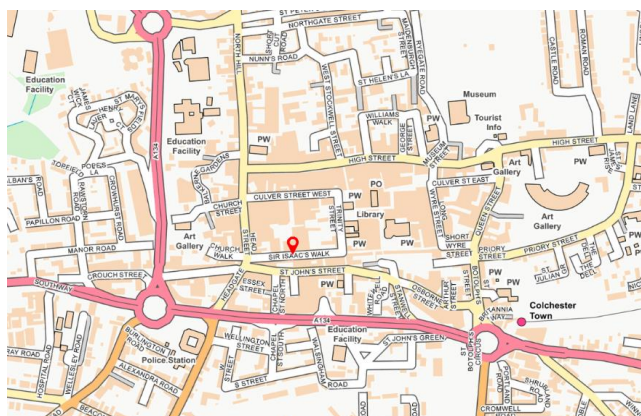
Asking rent £17,000 per annum inclusive

1,001 Sq. ft (92 Sq. m)

- Prime retail unit off Culver Shopping Centre
- Busy and prominent pedestrianised Location
- Multi-Storey Parking Nearby
- Suitable For Various Uses, STP

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. Sir Isaacs Walk is a popular, pedestrianised trading location containing a wide array of niche local and regional retailers and national multiples including TK Maxx, Dough & Co, Clarks, and HMV. Multi storey parking is available in St Johns Street.



Description

A mid terraced open plan shop over ground and first floors with a fully glazed façade.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor Retail	521 sq ft
First Floor Retail & Office	480 sq ft
NIA	1,001 sq. ft (92sq.m)

Terms

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

Rent

£17,000 per annum inclusive of Business Rates and VAT.

Service Charge

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

Legal Fees

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

Planning

The property benefits from an established Class E (Retail) use class but is considered suitable for a variety of uses, subject to planning.

Interested parties are advised to contact Colchester Borough Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £14,750.

Energy Performance Certificate

The property does not currently have an EPC Certificate and is due to be reassessed.

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