

01206 577667

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Retail Unit – To Let

 Whybrow



35a Sir Isaacs Walk, Colchester, Essex, CO1 1JJ

Asking Rent: £14,000 Per Annum

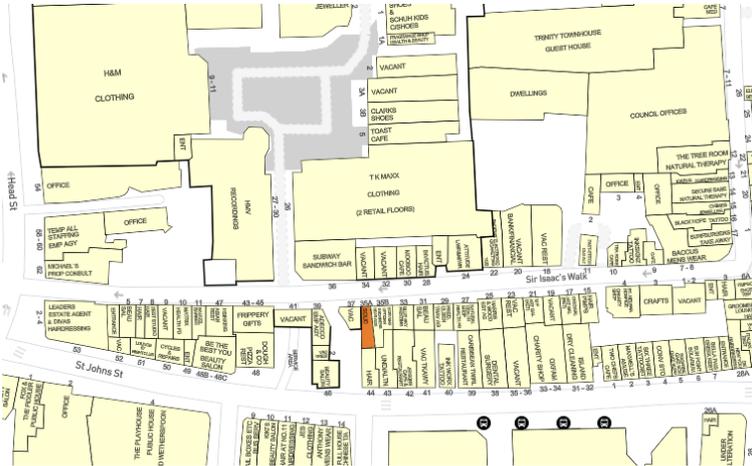
590 Sq. Ft (54 Sq. M)

- Close to Culver Square Shopping Centre
- Busy Pedestrianised Area Throughfare
- Class E1 (Retail) Use
- Desirable City Centre Location
- New Lease Available

Location

Colchester is an ever-growing commercial centre located approximately 63 miles northeast of central London. Road communications are excellent, being adjacent to the A12 dual carriageway at its junction with the A120. Main line rail services to London Liverpool Street are frequent, with a fastest journey time of 52 minutes.

Sir Isaacs Walk is one of the city's most popular shopping locations containing a mix of specialist, local and national retailers. The unit borders the Culver Centre which houses many leading retailers such as H&M, TK Max and HMV, as well as a wide variety of independent traders. The subject property is situated in a central location along Sir Isaacs Walk close to St Johns Wynd.



Description

The property is a ground floor retail unit with a clear glazed frontage offering extensive ground floor retail space together with first floor office/storage. In addition to the ground floor retail space the property also benefits from WC facilities.

Accommodation

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

Ground Floor Sales	360 sq.ft
First Floor Offices/Store	230 sq.ft
Total	590 sq. ft (54 sq. m)

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, incorporating periodic upward only rent reviews

Asking Rent

£14,000 per annum exclusive of Business Rates, VAT, and all other outgoings.

Town Planning

We are advised that that the property benefits from a Class E (Retail) Use. 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 £10,500. Small rates relief may apply and interested parties should make enquiries direct with the Council.

Legal Fees

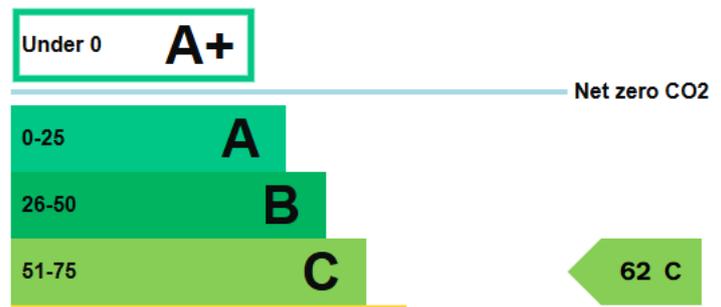
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit has a current EPC rating of C62.

Energy rating and score

This property's energy rating is C.



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