

£10,500 per annum exclusive

49-49a Crouch Street, Colchester, Essex, CO3 3EN



City Centre Retail

To Let

757 Sq Ft (70 Sq Ft)

- City Centre
- Prominent Trading Position
- Double Fronted Shop
- Suit Various Uses, STP
- Available By Way Of A New Lease

Location

Colchester is a major economic centre in North Essex with a resident population now exceeding 180,000.

The town benefits from excellent communication links via the A12 to the M25 (J.28), Stansted Airport, the Port of Harwich via the A120, and via the A14 at Ipswich to the Midlands. Mainline rail connections are provided to London Liverpool Street with a fastest journey time of 52 minutes.

The property is situated on the south western edge of the town centre in a popular trading area containing a broad range of niche local and regional retailers, together with multi-storey car parking at Balkerne Hill.



Description

A lock up double fronted shop with a WC, kitchen and store cupboard.

Accommodation

The property has a Net Internal Area of 757 sq.ft (70 sq.m).

Asking 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

£10,500 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 is to bear their own legal costs throughout the course of any transaction.

Planning

The subject property has an established retail use but would be suitable for a variety of uses falling within Class E. Interested parties are advised to contact Colchester Borough Council (01206 282222) to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

The property appears in the Valuation List with a Rateable Value of £11,000.

Energy Performance Certificate

The property has an EPC Rating of C68.