

01206 577667

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 **Whybrow**

**Town Centre Retail Shop – To let**



## **66 High Street, Wivenhoe, Colchester, Essex, CO7 9AZ**

Asking Rent: £11,000 Per Annum Exclusive

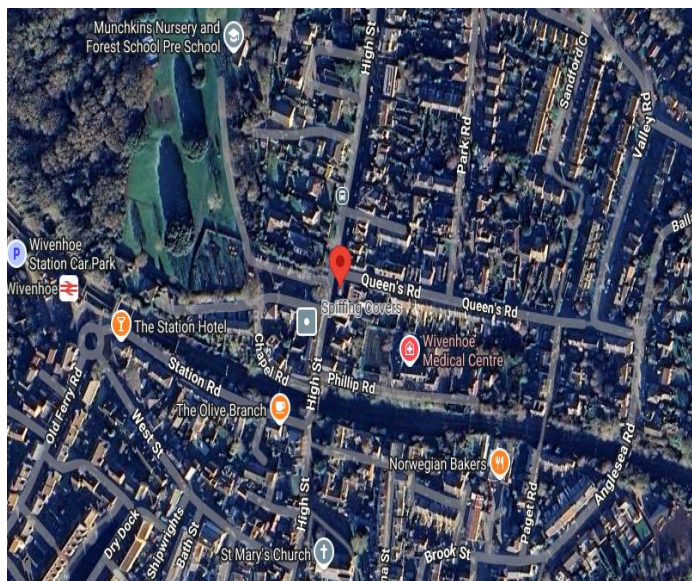
535 sq. ft (49.7 sq. m)

- Prominent High Street Location
- Suit Various Uses (Subject to Planning)
- Ancillary first-floor accommodation
- Car Parking Facilities nearby

## Location

The oldest recorded town in Britain, Colchester blends pride in its impressive heritage with its role as a successful, 21st century urban centre.

This property is located on the corner of the High Street/Queens Road junction in Wivenhoe, which is some 3 miles South East of Colchester via A133/B1028. Car parking facilities are located nearby, as well as the mainline railway station providing services to Colchester and London Liverpool Street.



## Description

A character period property offering retail/office accommodation on ground and first floor levels complete with kitchen and WC facility.

## Accommodation

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

Ground -

Sales 295 sq. ft.

First -

Sales/office 195 sq. ft.

Kitchen - 45 sq. ft.

Nett internal area 535 sq. ft. (49.7 sq.m)

## EPC

The property currently benefits from an Energy Performance Certificate rating of 114 which places it in the E 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:

Offices and premises - £6,100 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 Colchester City 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.



**Milo Grimes MSC**

Milo.grimes@whybrow.net  
01206 577667



**Maria Newman**

m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**

Charntelle.goodyear@whybrow.net  
01206 577667