

01206 577667

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 Whybrow

Ground Floor Retail Premises– To let



9 Eld Lane, Colchester, CO1 1LS

Asking Rent: £12,500 Per Annum Exclusive

284 Sq. Ft (26 Sq. M)

- Ground Floor Retail Shop
- Vineyard Street Car Park Nearby
- Lion Walk Within Walking Distance
- New Lease Available

Location

The property is located on the southern edge of Colchester, within a popular pedestrianised area facing the Lion Walk Shopping Centre. Global retailers nearby such as Boots along with other niche retailers.

Vineyards street car parking available very close by.

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

More than £500m is currently being spent on improvements and redevelopment in Colchester's City Centre, part of a boroughwide £3bn investment package.

The City boasts an exciting range of modern attractions from Firstsite - the east of England's leading contemporary visual arts centre - to fine restaurants, thriving cafés and bars plus a host of independent retailers trading side by side with all the leading high street brands.

Description

The property comprises a glazed shop front, mid-terrace ground floor retail lock up shop with kitchen and WC, within a two-storey development. Opposite Lion Walk shopping centre.

Accommodation

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

Ground Floor Retail	255 sq.ft (24 sq.m)
Kitchen	29 sq.ft (3 sq.m)
Net Internal	284 sq.ft (27 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

£12,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings

Rateable Value

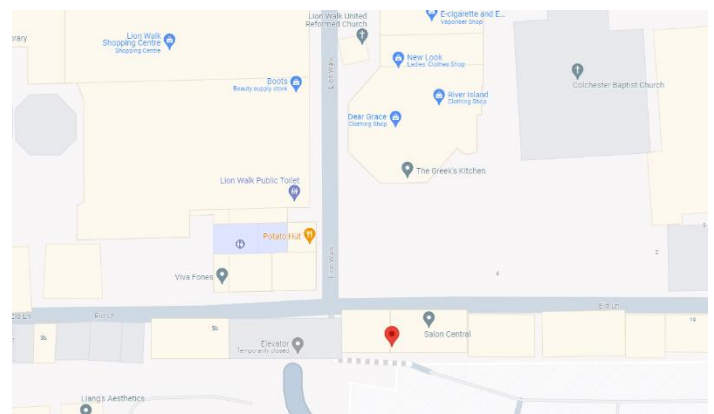
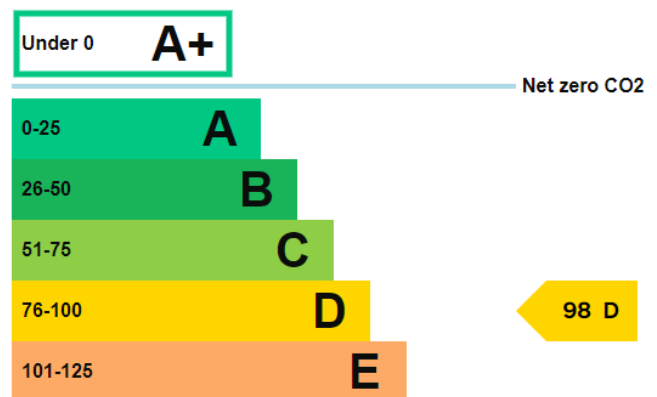
The property appears in the Valuation List with a Rateable Value of £9,500.

Energy Performance Certificate

The properties have an energy efficiency rating of D91.

Energy rating and score

This property's energy rating is D.





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Misrepresentation Act 1967

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