

01206 577667

www.whybrow.net

 Whybrow

Ground Floor Retail Premises– To let



## 7 Eld Lane, Colchester, CO1 1LS

Asking Rent: £11,750 Per Annum Exclusive

524 Sq. Ft (48 Sq. M)

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

## Location

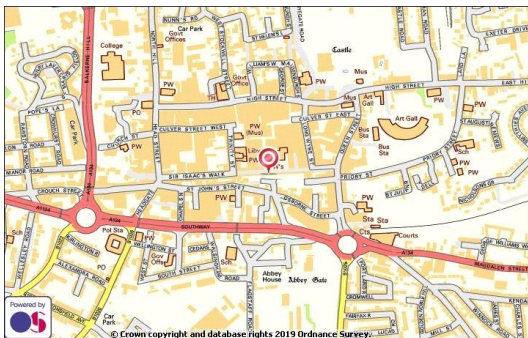
The property is located on the southern edge of Colchester, within a popular pedestrianised area facing the Lion Walk Shopping Centre. Global retailers nearby such as Boots along with other niche retailers.

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.



## 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

£11,750 per annum exclusive of Business Rates, VAT if applicable and all other outgoings

## Rateable Value

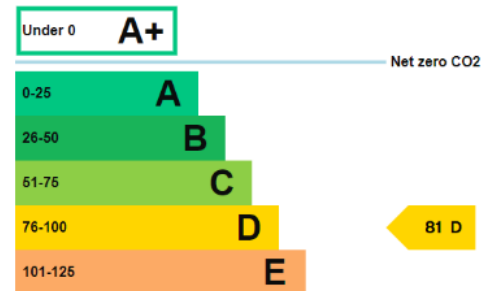
The property appears in the Valuation List with a Rateable Value of £9,600.

## Energy Performance Certificate

The properties have an energy efficiency rating of D81.

### Energy rating and score

This property's energy rating is D.



## Legal Fees

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

## Description

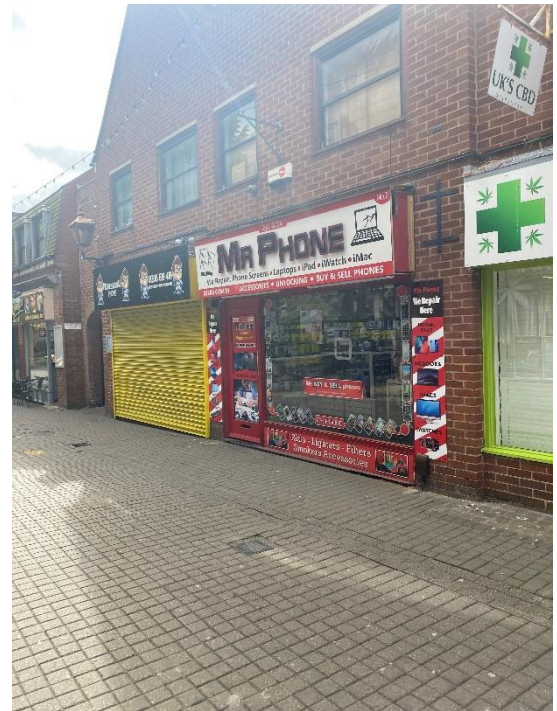
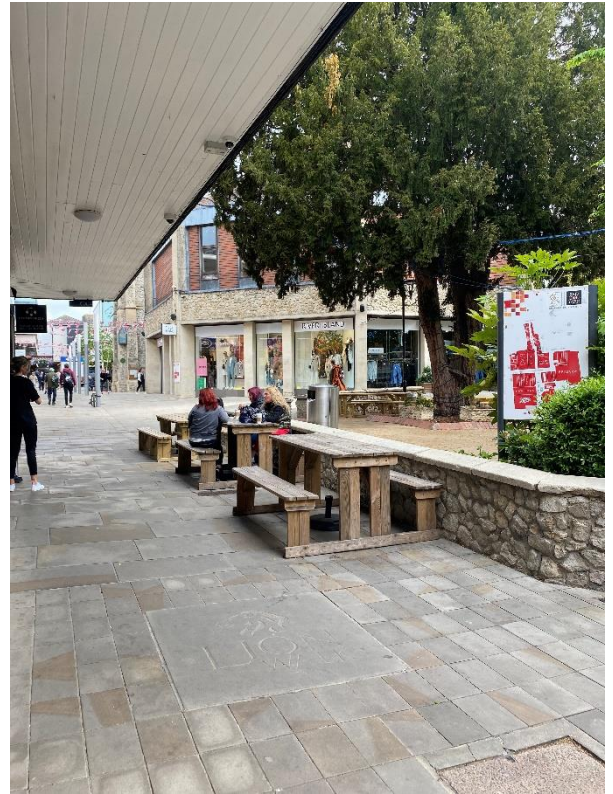
The property comprises a mid-terrace ground floor retail lock up shop with kitchen and WC and first floor storage, within a two-storey development. A large glazed window front opposite Lion Walk shopping centre.

## Accommodation

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

Ground Floor Retail	258 sq.ft (24 sq.m)
FF Storage	270 sq.ft (25 sq.m)
<b>Net Internal Area</b>	<b>528 sq.ft (49 sq.m)</b>





**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667

Misrepresentation Act 1967

01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295