

£11,000 per annum

 Whybrow

12 Church Street, Colchester, Essex, CO1 1NF



**To Let**  
**City Centre Retail Premises**  
795 Sq Ft (73 Sq M)

- Established Retail & Office Use
- Multi-Storey Car Park Nearby
- Suit Alternative Uses, Subject To Planning
- New Lease Available



## Location

Colchester is an important commercial retail centre in north Essex with a resident population of 185,000 people. Rail services to London Liverpool Street are available in approximately 52 minutes.

The property is located on Church Street close to the Mercury Theatre, the Culver Square shopping centre, the High Street and Head Street that offer a range of shops, restaurants, leisure operations and banks.



## Description

The property forms part of a terrace of commercial units. The property benefits from a glazed frontage, small kitchenette, WC facilities, and open plan sales area.

Please note, fixtures and fittings are not included in any new lease but can be separately negotiated with the outgoing tenant.

## Accommodation

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

Ground Floor	414 sq.ft
First Floor Offices	381 sq.ft
<b>Total</b>	<b>795 sq ft. (73 sq. m)</b>

## Terms

A new lease on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

## Rent

£11,000 per annum exclusive of Business Rates, VAT if applicable, and all other outgoings.

## Service Charge

The property is subject to a service charge to cover common parts, repairs and maintenance on an Ad hoc basis. Further details are available upon request.

## Legal Fees

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

## Planning

The property benefits from an established Class E (Retail and Office) Use.

## Business Rates

The property appears in the Valuation List with a rateable value of £7,400.

## Energy Performance Certificate

The property does not currently have an EPC Certificate and is due to be assessed.

For viewings and further details please contact



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