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To Let Town Centre Retail Unit



**Unit 27, St John's Walk, Colchester, Essex,
CO2 7AL**

6,155 Sq Ft (571 Sq M)

- Substantial Retail Shop
- Potential To Extend Sales To Circa 30,000 sq.ft (2,787 sq.m)
- 645 Space Multi Storey Car Parking Above
- New Lease Available

Location

Colchester is a major economic city in north Essex with a resident population of circa 185,000 people and has been one of the fastest growing cities in the UK for the past decade.

The property forms part of an established shopping centre on the southern edge of the town centre, adjacent to Iceland and the lifts leading to the multi storey car park.

Major occupiers in the Centre include Wilkinson, QD Stores and Poundstretcher.



Description

The Centre which is arranged over four floors and completed in 1993 provides extensive ground retail space of approximately with an excellent frontage to the covered pedestrian mall which has two entrances onto St John Street.

Accommodation

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

Internal Width – 44 ft 5 ins (13.54m)

Sales Area 6,155 sq.ft (572 sq.m)

NB: There is potential to extend the unit up to circa 30,000sq.ft (2,787 sq.m) by expanding into adjoining units. Terms upon request.

Asking Terms

The property is available by way a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the anniversary of the fifth year of the term.

Rent

Rental terms upon request.

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 property benefits from an established Class E (Retail) use but may be suitable for alternative uses, subject to planning. Interested parties should make their own investigations of Colchester City Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £49,000.

Energy Performance Certificate

The property has an EPC rating of C73. A copy of the certificate is available upon request.



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