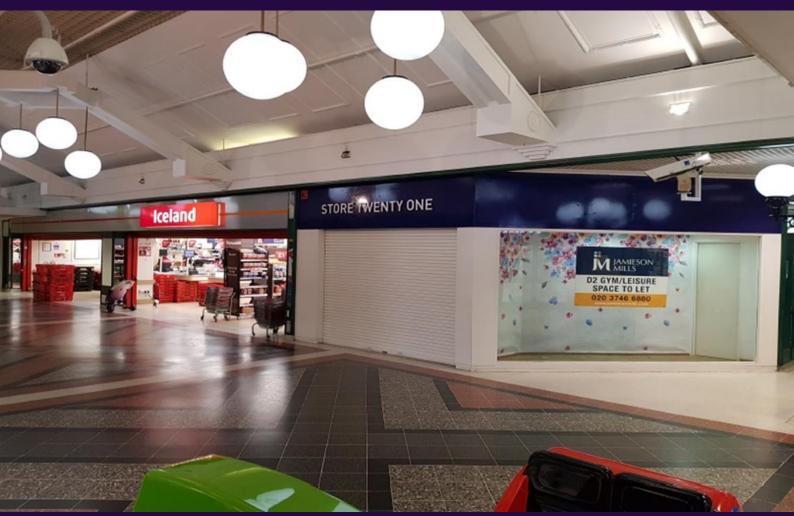
01206 577667

www.whybrow.net

### To Let Town Centre Retail Unit

### Whybrow



# 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

## Whybrow

#### 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  $\pounds$ 49,000.

#### **Energy Performance Certificate**

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





Ewan Dodds BSc FRICS ewan.dodds@whybrow.net 01206 577667



Maria Newman m.newman@whybrow.net 01206 577667



Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

#### 01206 577667 | info@whybrow.net | 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 purchases 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 SYQ. Registered in England No 2155295