

28, St John's Walk, Colchester, Essex, CO2 7AL



Retail Shop

To Let

34,741 Sq Ft (3,227 Sq M)

- City Centre Location
- Substantial Retail Shop
- Multi Storey Car Parking Available Above
- Suit Various Uses Including Leisure, STP
- New Lease Available

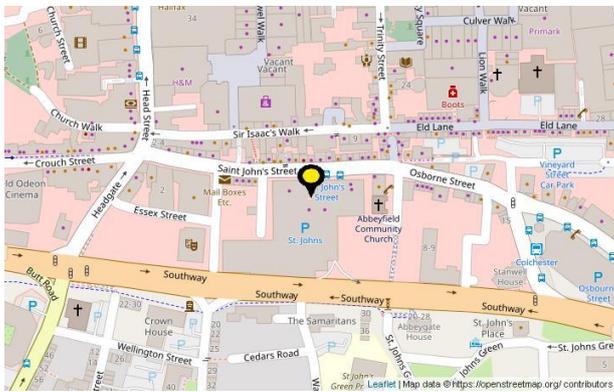


Location

Colchester is Britain's oldest recorded town and is currently the 4th fastest growing location in the UK. The population is relatively affluent with a combined prime and secondary catchment of 246,000 people.

The subject property is located in a busy City centre location forming part of an established shopping centre and below a 720 space car park.

Directly outside are numerous bus stops and steps leading to the Culver and Lion Walk shopping centres.



Description

The Centre which is arranged over four floors and completed in 1993 provides extensive ground retail space. The premises comprises a substantial ground floor retail store with an extensive frontage to St John's Street and to the internal entrance mall with rear servicing/ loading via St Johns Avenue.

Accommodation

The property benefits from a Net Internal Area (NIA) of 34,741 sq.ft (3,227.5sq.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.

The property is available on both a temporary and permanent basis.

Rent

Terms Upon Request.

Service Charge

The property is subject to a service charge. 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 has an established Class E (Retail) use. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

The property is to be reassessed for Business Rates.

Energy Performance Certificate

The property is to be reassessed for a new EPC Rating.

For viewings and further details please contact



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