

01206 577667

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Retail Unit – To Let



16 Head Street, Colchester, Essex, CO1 1NY

Asking Rent: £23,500 Per Annum Exclusive

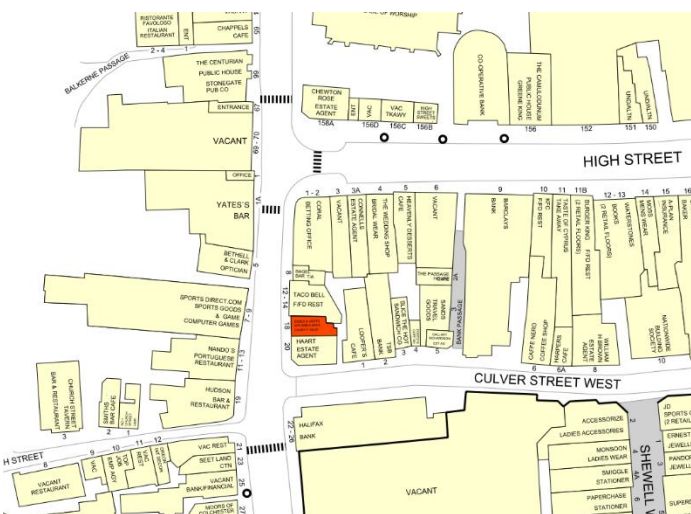
932 Sq. Ft (86 Sq. M)

- Prime City Centre Location
- New Lease Available
- May suit a variety of uses STP
- Available from 19 October 2024

Location

The property is located at the northern end of Head Street on the east side between the junctions with Culver Street West and High Street.

Close to the Culver Shopping Centre and major occupiers in the vicinity include local and national retailers including Costa Coffee, Odeon Cinema, Nandos, Taco Bell and H&M.



Description

The subject property offers an open plan ground floor retail space which is part of a two-storey building with a brick façade with office space, WC's, and kitchen facilities on the first floor.

Accommodation

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

Ground Floor Sales	462 sq ft
First Floor Office	358 sq ft
Kitchen/WC	112 sq ft
Total	932 sq ft (86 sq m)

Asking Terms

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

Asking Rent

£23,500 per annum exclusive of VAT, Business Rates and all other outgoings.

Rateable Value

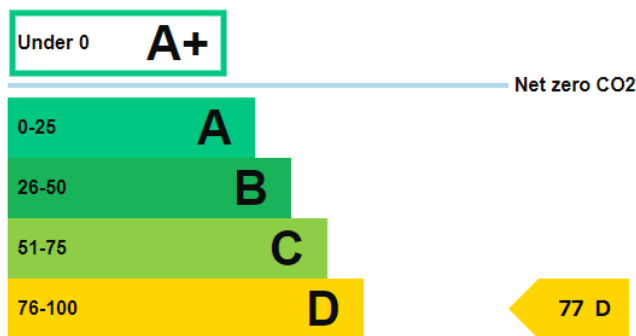
The property appears in the Valuation List with a Rateable Value of £17,500.

Energy Performance Certificate

The properties have an energy efficiency rating of D77.

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.



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