

01206 577667

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 Whybrow

Prominent Retail Unit – To Let



23 Drury Road, Colchester, Essex, CO2 7UY

Asking Rent: £19,500 Per Annum Exclusive

2,002 Sq. Ft (186 Sq. M)

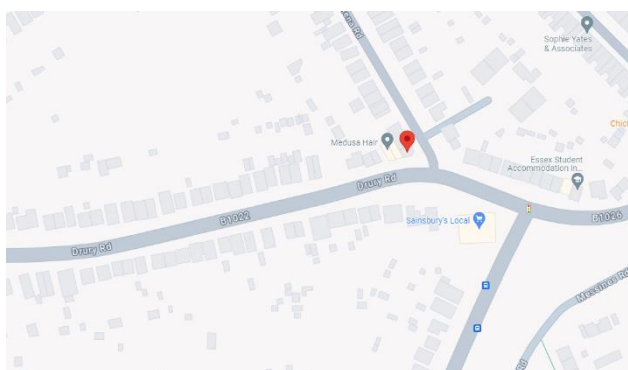
- Ground Floor Unit with Basement
- Air Conditioned & Gated Parking
- New Lease Available
- May Suit a Variety of Uses, Subject to Planning

Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000.

The property is located less than a mile from the City Centre to the South on a busy arterial road close to the Garrison and within a residential area.

Next to a Hairdressers and Tanning Shop and opposite a Sainsburys local.



Description

The property comprises two potential sales areas over the ground floor with a ceiling height of 3.6 meters, including a small kitchen area and WCs.

A basement with a ceiling height of 2.6 meters and a small mezzanine storage area above the stairs.

Double doors leading out to the rear of the property where there is gated car parking for 3 cars along with additional parking to the side of the property. To the rear is also a small mono pitch lean to providing extra storage.

Accommodation

The property benefits from the following Gross Internal Areas (GIA):

Retail Area 1:	758 sq ft
Retail Area 2:	737 sq ft
Basement:	361 sq ft
Lean To:	78 sq ft
Total:	2,002 sq ft (186 sq m)

Asking Terms

The property is available by way of a new Fully Repairing and Insuring (FRI) Lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£19,500 per annum exclusive of Business Rates, VAT and all other outgoings

Rateable Value

The property appears in the Valuation List with a Rateable Value of £13,750.

Transitional rate relief may apply and interested parties are advised to contact the local Colchester Borough Council to obtain all town planning information required.

Energy Performance Certificate

The property requires reassessment.

Legal Fees

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





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