

01206 577667

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Retail Shop – To Let



13 St Botolph's Street, Colchester, Essex, CO2 7DU

Asking Rent: £15,000 Per Annum Exclusive

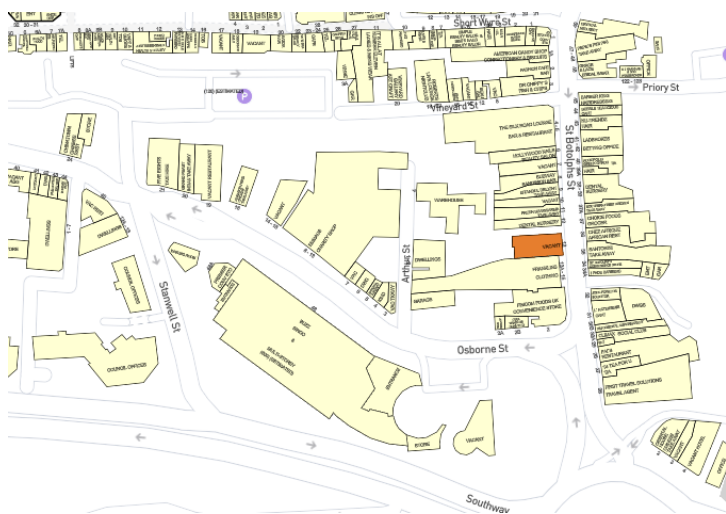
1,107 Sq. Ft (103 Sq. M)

- Prominent Double Fronted Shop with Storage
- Rear Loading and Parking
- Suit a Variety of Uses (Subject to Planning)
- New Lease Available
- First time on the Market in 90 years

Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28) linking the property towns such as London and Ipswich. Stansted Airport is situated approximately 35 miles to the west of the estate and is within a 50- minute drive time.

The property is located on the City's eastern edge within the St Botolph's regeneration area and the surrounding area offers a range of retail, restaurant and café operators plus the Firstsite: New Site art facility, St Botolph's Priory and the railway station. Multi storey car parking is available in Osbourne Street.



Description

The property, which is being marketed for the first time since 1930 comprises a double fronted shop and car parking/loading accessed via Arthur Street to the rear.

Accommodation

The property benefits from the following dimensions and Nett/Gross Areas:

Gross Frontage	28ft 0in
Internal Width	26ft 5in
Shop Depth	36ft 8in
Built Depth	39ft 10in
Ground Floor sales	955 sq.ft
Office	152 sq.ft
Net Internal Area	1,107sq.ft (103 sq.m)

Asking Terms

The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews at an asking rent of £15,000 pax of Business Rates, VAT if applicable and all other outgoings.

Rateable Value

We are advised by Colchester City Council that the property appears in the Valuation List with a Rateable Value of £14,500.

Legal Fees

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

Energy Performance Certificate

The property has an EPC Rating of C73.



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