

01206 577667

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 **Whybrow**

City Centre Retail Shop – To let



**43 St John Street, Colchester, Essex, CO2
7AD**

Asking Rent: £14,000 Per Annum Exclusive

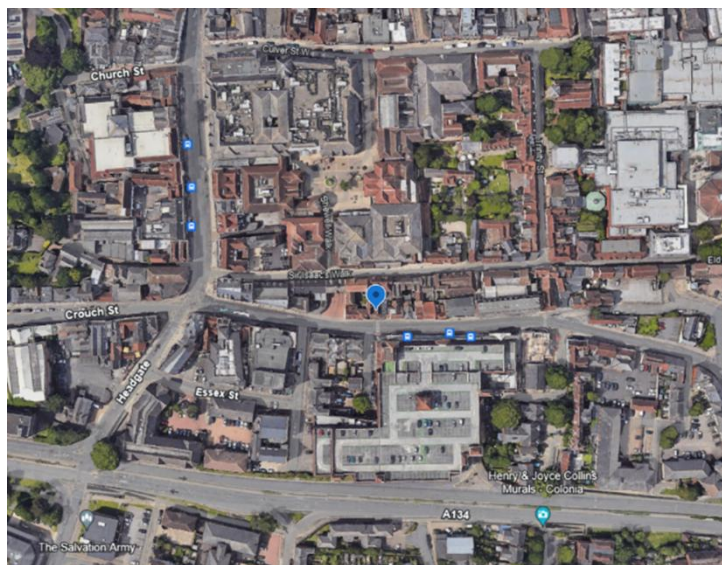
1,075 Sq. Ft (100 Sq. M)

- Ground Floor sales area- 480 sq. ft
- First and Second Floor accommodation
- Opposite multi storey car park
- Close to Culver Shopping Centre

Location

The property is situated in St Johns Street, a busy secondary trading location opposite St Johns Walk Shopping Centre which houses various multiples including Iceland and Poundstretcher plus a 650 space multi storey car park.

St Johns Wynd, immediately adjacent to the property provides pedestrian access to Sir Isaacs Walk and the Culver Square Shopping Centre.



Description

This terraced property comprises ground floor open plan sales with first and second floor storage/offices and has a double fully glazed frontage with centrally located entrance.

Accommodation

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

Gross Frontage	17'6"
Internal Width	16'3"
Shop Depth	31'3"
Ground Floor Sales	480 Sq.Ft
First Floor	460 Sq.Ft
Second Floor	135 Sq.Ft
Total	1,075 Sq.Ft (100 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.

Asking Rent

£14,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Town Planning

The property has previously been used as a retail shop but is considered suitable for a range of commercial uses. Interested parties are advised to contact Colchester Borough Council on 01206 282222.

Business Rates

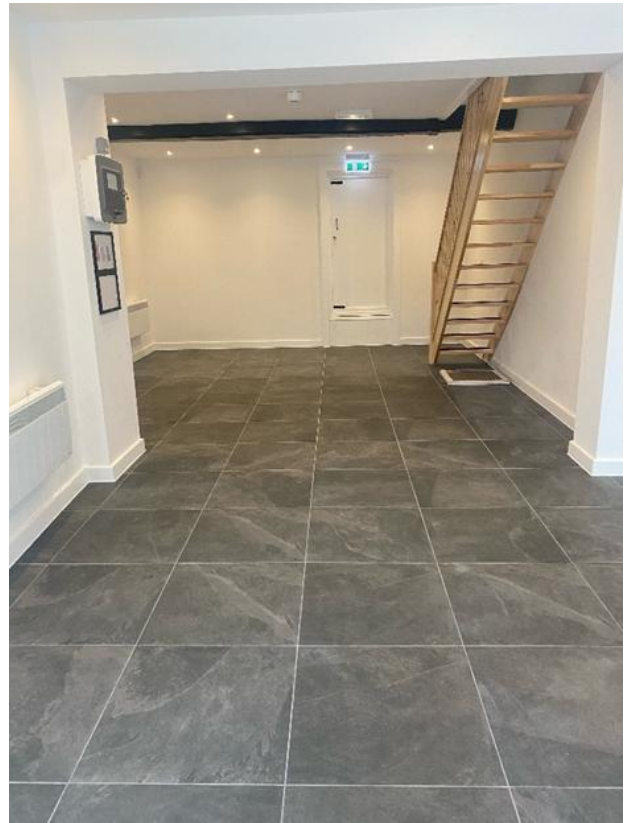
The property appears in the Valuation List with a Rateable Value of £10,000.

Legal Fees

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

Energy Performance Certificate

The property has a current EPC rating of C52.





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Misrepresentation Act 1967

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