

01206 577667

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Retail Shop – To let



## Unit 1 Ballantyne Drive, Colchester, Essex, CO2 8XZ

Passing Rent: £9,500 Per Annum Exclusive

585 Sq. Ft (54 Sq. M)

- Prominent Waterfront Position
- Glazed Shop Frontage
- Parking at the Rear
- Open Plan
- Assignment for an Existing 15 Year Lease



## 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 situated on the Ballantyne Drive with nearby occupiers including the University of Essex, Tesco Superstore, Home Bargains, and The Hythe railway station.



## Description

A ground floor retail shop forming part of a 4-storey river frontage block benefitting from carpeted flooring, suspended ceilings, fully fitted disabled WC and kitchen facilities. There is parking available to the rear.

## Accommodation

The property benefits from a Net Internal Area (NIA) of 585 sq. ft (54 sq. m).

## Asking Terms

The property is available by way of an assignment for the remainder of an existing 15 year underlease which started in January 2023. The underlease incorporate rent reviews on the 5<sup>th</sup> and 10<sup>th</sup> year anniversary of the lease. And mutual break clauses on the 5<sup>th</sup> and 10<sup>th</sup> year anniversary subject to 6 months written notice.

## Passing Rent

£9,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details are available upon request.

## Town Planning

The property benefits from a Class E Use. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £3,850.

## Legal Fees

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

## Energy Performance Certificate

The unit has a current EPC rating of ....



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