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 Whybrow

Ground Floor Retail Unit – To Let



2 Culver Street West, Colchester, Essex, CO1 1JG

Asking Rent: £35,000 Per Annum Exclusive

1,202 Sq. Ft (111.7 Sq. M)

- Prime City Centre Location
- May suit a variety of uses STP
- Subject to Vacant Possession

Location

The property is located south of the High Street and just off of Head 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.



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

£35,000 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 £31,000 (From 01 April 2026 this will be £35,250)

Legal Fees

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

Energy Performance Certificate

The properties have an energy efficiency rating of D90.

Description

The subject property offers a predominantly open plan ground floor retail space. It is part of a two-storey mid-terraced building.

The Ground Floor retail space is available with the potential to additionally take on the first floor under a separate licence, subject to negotiation.

WC facilities will need to be installed on the Ground Floor.

Accommodation

The property benefits from a Ground Floor Sales area of approx. 1,202sq.ft (NIA).



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