

# Retail/Office – To Let

## City Centre Premises



647 Sq Ft (60 Sq M)  
Available on new lease

- Prime city centre location
- Glazed return frontage
- Self contained premises
- Grade II Listed
- Upper parts also available
- Suit a variety of uses



21 Head Street, Colchester, Essex, CO1 1NH

## Location

Colchester is one of the principal retail centres in Essex, benefiting from an estimated shopping population of 246,000 people, and a primary catchment population of 450,000. The town is located approximately 63 miles north east of Central London, 24 miles north east of Chelmsford and 18 miles south west of Ipswich.

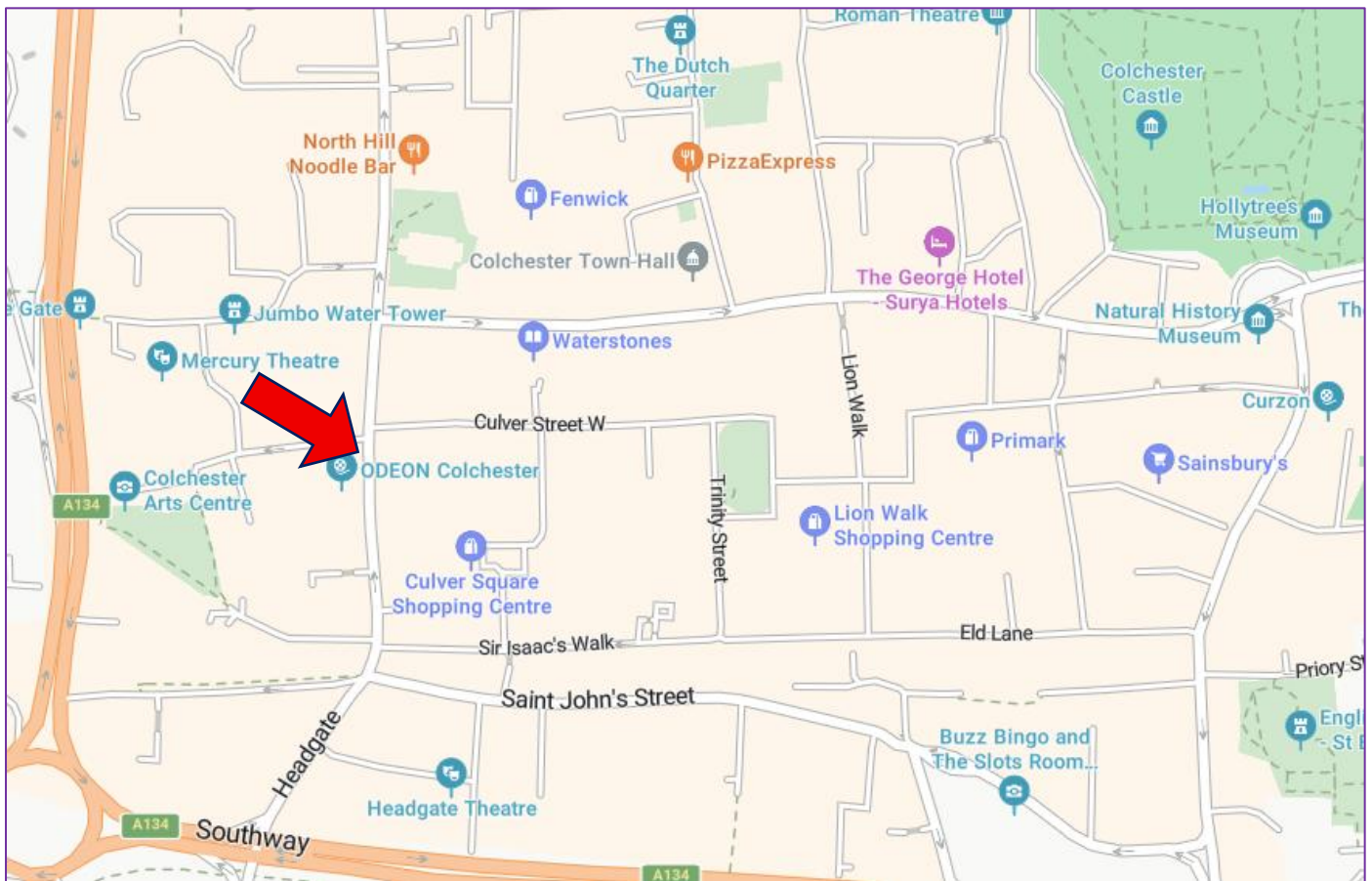
The subject property is situated on Head Street opposite H&M. Head Street connects to the High Street, North Hill and Culver Street West.

## Accommodation

We assess the following net internal floor areas (NIA):

Gross Frontage	16ft 8in
Internal Width	15ft 1in
Shop Depth	39ft
Sales Area	495 sq ft
Rear Store	152 sq ft
<b>Total NIA</b>	<b>647 sq ft (60 sq m)</b>

Please note in addition to this there is a basement area that is unmeasured.



## Description

The property comprises ground floor space in a historic (Grade II Listed) end of terrace building that benefits from an extensive frontage to both Head Street and Church Street. Internally the property comprises an open plan sales area which has previously traded as a coffee shop and more recently as a milkshake bar, with additional storage area to the rear.



## Terms

A new lease drawn on a Full Repairing and Insuring (FRI) basis, for a term of years to be agreed.

## Town Planning

The property has an established Class E Use. Interested parties are advised to contact Colchester City Council with enquiries regarding alternative uses.

## Rent

£22,000 per annum exclusive of rates, VAT if applicable and all other outgoings. All rents quoted are exclusive of Value Added Tax which may be applicable.

## Legal Fees

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

## Business Rates

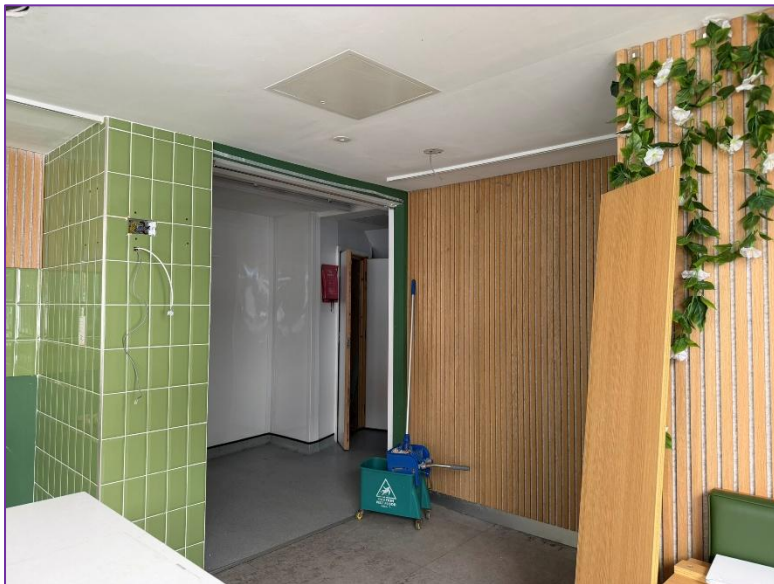
We are advised by the Local Authority that the property appears in the Valuation List with a Rateable Value of £17,500 (Ground Floor).

## Energy Performance Certificate

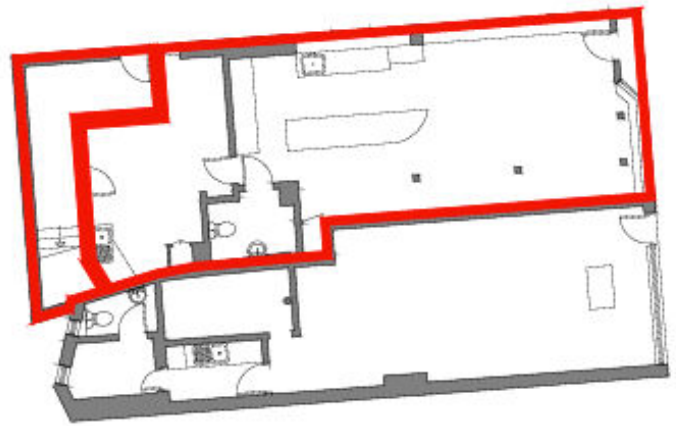
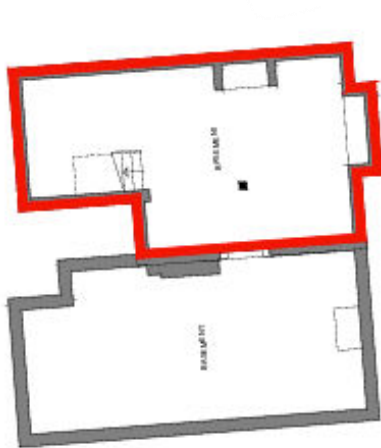
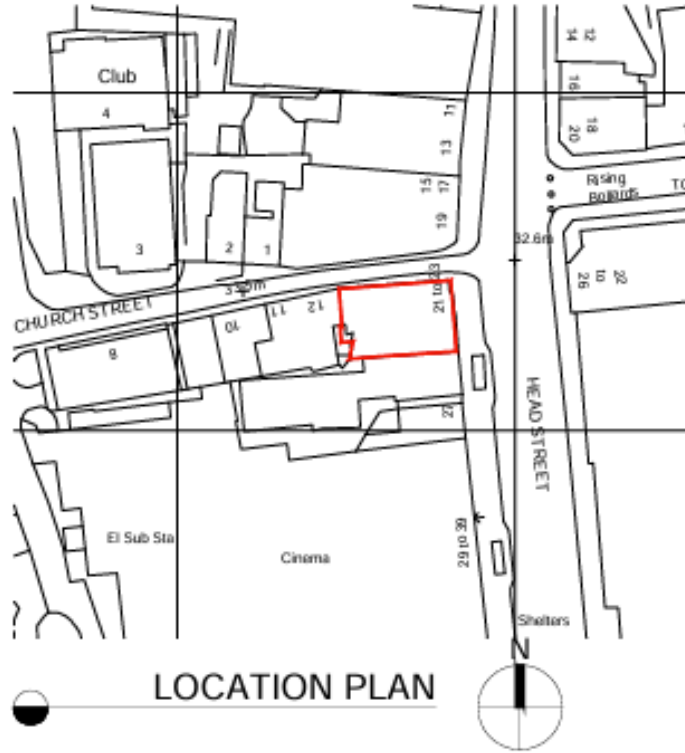
The property has an EPC rating of 35 'B'. A copy of the certificate is available upon request.

## VAT

We understand the property is elected for VAT.



Land Registry Note  
 This drawing has been created in accordance with the guidelines included in the Land Registry Practice Guide 40.  
 — = Extent of Title



BASEMENT

GROUND FLOOR



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