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Retail Shop – To Let



3 King Edward Quay, Hythe Quay, Haven Road, Colchester, Essex, CO2 8FU

Asking Rent: £35,000 Per Annum Exclusive

2,800 Sq. Ft (260 Sq. M)

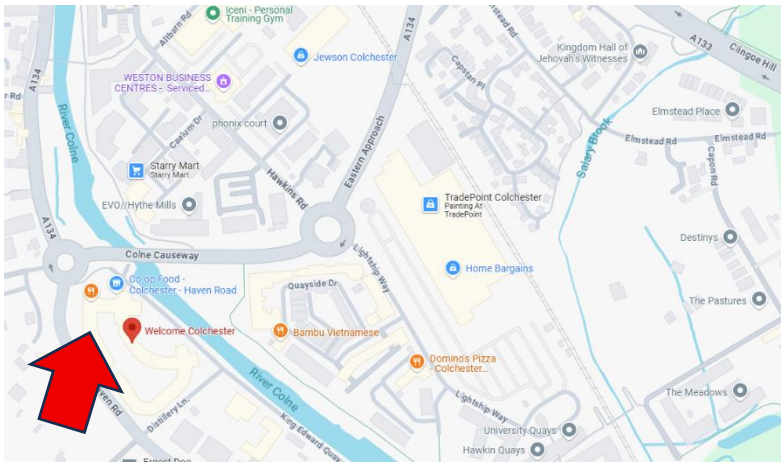
- Prominent Double Fronted Shop
- 2 Hours Free Parking for Customers
- Suit a Variety of Uses (Subject to Planning)
- New Lease Available Immediately

Property Details

Location

King Edward Quay is situated in the Hythe area of Colchester, Essex. This location lies approximately three miles east of Colchester's City Centre, along the southeastern banks of the River Colne. The area is characterised by a mix of residential, commercial, and industrial properties, contributing to its vibrant riverside atmosphere.

Transportation links are convenient, with Hythe railway station located under half a mile from King Edward Quay, providing direct services to Colchester City and beyond. Additionally, the area offers easy access to major roads, including the A12 and A120, facilitating connections to destinations such as Harwich, Felixstowe, and Stansted Airport.



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 £35,000 per annum exclusive of Business Rates, VAT 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 £43,750 from 1 April 2026.

Planning

The established use is retail and is considered suitable for a range of other commercial uses subject to planning. Interested parties are advised to contact Colchester City Council on 01206 282222 to satisfy themselves that their proposed use conforms with the current planning consent.

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 B45.

Description

The property comprises a ground floor retail unit prominently situated amongst a large mixed use residential development of circa 900 student apartments and adjoining Pizza Hut and Knight Pavillion Restaurant. The unit has a large fully glazed frontage to enhance visibility and create and inviting atmosphere. The open-plan design allows for flexible interior configurations to suit different business needs.

As well as potential foot traffic from residents and visitors there is plenty of free customer parking available.

Accommodation

The property benefits from a Gross Internal Area (GIA) of 2,800 sq.ft (260sq.m).

OCT 2026



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