01206 577667

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Ground Floor Retail Shop - To Let

28 Eld Lane, Colchester, Essex, CO1 1LS

Asking Rent: £19,500 per annum exclusive

838 Sq. ft (78 Sq. m)

- Large Display Cabinets at the Door and Frontage
- Excellent Public Transport Links
- Public Car Parking located Near By
- Suitable for a Variety of Uses STP
- Prominent Corner Position on Eld Lane

Property Details

Location
The property is located on the southern edge of Colchester City centre, within a popular pedestrianised area providing a diverse mix of independent retailers, cafés, restaurants and national occupiers, making it an attractive destination for both shoppers and visitors. Lion Walk Shopping Centre, Culver Square and the wider city centre amenities are all within a short walking distance, together with numerous public car parks providing convenient access for customers.

Colchester Town railway station is approximately a 5 minute walk from the property, providing regular services to Colchester North Station, which offers direct connections to London Liverpool Street with a fastest journey time of 57 minutes. Regular bus services operate throughout the city centre, providing links to surrounding residential areas, business parks and the University of Essex. The property also benefits from convenient road access via the A134, A133 and nearby A12, connecting Colchester with Chelmsford and Ipswich.

Description
The shop which has recently been refurbished is situated at ground floor level and has large display windows/cabinets at the front and side of the property. In the sales area there are LED spotlights providing a good amount of light and further display cabinets around the edges by the windows. The property was previously a jewellery shop and has been fitted out as such. There is both a kitchen and WC facilities at the rear of the property.

Accommodation
The property benefits from the following Net Internal Areas (NIA):

Total NIA **838 Sq. ft (78 Sq. m)**

Asking Terms
The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews to be agreed.

Rent
£19,500 per annum exclusive of Business Rates, VAT and all other outgoings.

Planning
The property benefits from an established Class E (Retail) use. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates
The property has recently been refurbished and is due to be reassessed for business rates.

VAT
The property is elected for VAT.

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

Energy Performance Certificate
The property's EPC Certificate is due to be reassessed.

Property Details

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