

## SHOP TO LET

CO1 1XJ

## UNIT 10 CULVER WALK, COLCHESTER



**NEW 56,000 SQ FT  
PRIMARK**

**ANNUAL FOOTFALL  
OF 10 MILLION  
SHOPPERS**

**PRIME POSITION IN  
THE TOWN**

**15,000 STUDENTS  
AT UNIVERSITY OF  
ESSEX**

**LOCATION**

Colchester is a busy affluent and historic market town with a primary catchment of over 450,000 people. The centre extends to over 240,000 sq ft and welcomes over 10 million shoppers per annum.

Lion Walk is Colchester's prime retail destination. The centre is anchored by **Primark** and **Marks & Spencer** with other leading retailers including **Topshop**, **River Island**, **New Look**, **Boots** and **Holland & Barrett**.

The shop occupies a prime position on Culver Walk, with nearby occupiers including **Primark**, **Topshop**, **Holland and Barrett** and **Vision Express**.

**ACCOMMODATION**

The premises provide the following approximate net internal floor areas:-

Ground Floor	77.75 sq m	837 sq ft
First Floor	35.39 sq m	381 sq ft

**LEASE TERMS**

Available by way of a new full repairing and insuring lease for a term to be agreed.

**RENT**

£65,000 per annum exclusive.

**SERVICE CHARGE**

The approximate annual service charge is £6,981.

**BUSINESS RATES**

**Rateable Value** £77,500

**UBR (2019/20)** 50.4p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01206 282300.

**ENERGY PERFORMANCE CERTIFICATE**

The property has been rated within band C. A copy of the Report is available on request.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT APRIL 2019**

**For further information or to arrange a viewing,  
please contact:**

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