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# SHOP TO LET

# 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.

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

Callum Mortimer callum.mortimer@cbre.com 020 7182 8153

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### 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.

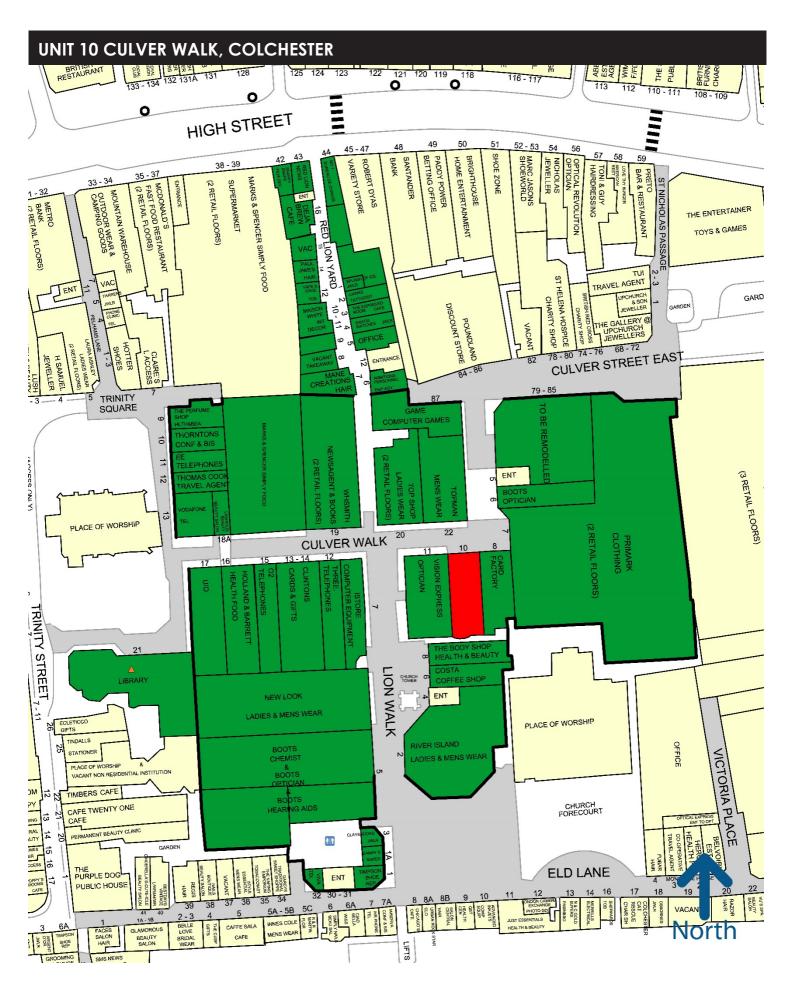
#### **ENERGY PERFORMANCE CERTIFICATE**

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



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