





48-50 High Street, Colchester, Essex, CO1 1DH



TO LET

Town Centre Retail Shop

2,450 sq ft - 9,319 Sq Ft
(227 sq m - 866 Sq M)

-  New Lease Immediately Available
-  Close To A Number Of Well Known Retailers.
-  Town Centre Location
-  Prominent High Street Location

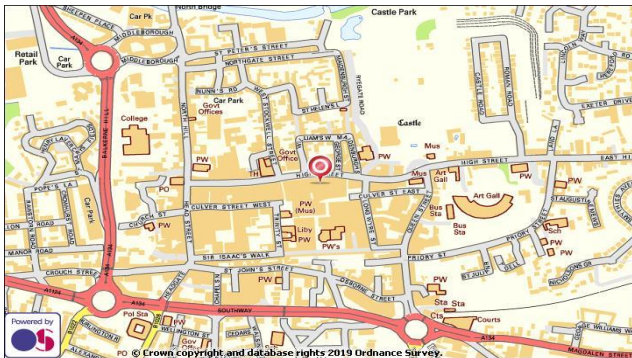


PROPERTY DETAILS

Location

Colchester is a major conurbation in north Essex with a resident population of circa 185,000. The town benefits from excellent communication links via the A12 to the M25 (J28), the A120 to Stansted and Harwich and via the A14 at Ipswich to the Midlands.

The property is situated on the Eastern edge of the High Street and is in close proximity to both Lion Walk and Culver Square Shopping Centres. Nearby occupiers include Robert Dyas, Paddy Power, M&S and McDonalds.



Description

The property forms part of a brick built terrace of shops. The property itself comprises of a ground floor retail unit which benefit from a fully glazed frontage, rear servicing and additional floors are available for storage if required.

Energy Performance Certificate

The property has an EPC Rating of B-50. A copy is available upon request.

Business Rates

We are advised by the Colchester Borough Council that the property appears in the Valuation List with a Rateable Value of £62,500. Please note, Business Rates shown are for the ground floor and upper parts as a whole and will need to be reassessed accordingly.

Accommodation

The property has the following Net Internal Floor areas (NIA):

Ground Floor	2,450 sq ft
Total NIA	2,450 sq ft (227 sq m)

Additional upper floor space is available upon request as per the below.

First Floor	2,578 sqft
Second Floor	2,475 sqft
Third Floor	1,816 sqft
Total Upper Floors NIA	6,869 sqft

Terms

A new lease drawn on a Full Repairing and Insuring basis, subject to a service charge for a term of years to be agreed incorporating upward only rent reviews.

Rent & VAT

£57,000 per annum exclusive. All rents quoted are exclusive of Value Added Tax which may be applicable. Please note, the above rent relates to the Ground Floor space only.

Service Charge

The property is subject to a service charge with a budget for the year end December 2019 at circa £1.50 psf.

Planning

The property is currently used for Retail Sales (Class A1) but may suit a variety of uses, subject to planning. Interested parties should make their own investigations of Colchester Borough Council on 01206 282222.

Legal Fees

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

For viewings and further details please contact



Grant Polkinghorne
BSC Hons
grant.polkinghorne@whybrow.net
01206 577667



Ewan Dodds
BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Joint Agents
Jack Hesketh
020 7317 3700
jhesketh@klmretail.co.uk

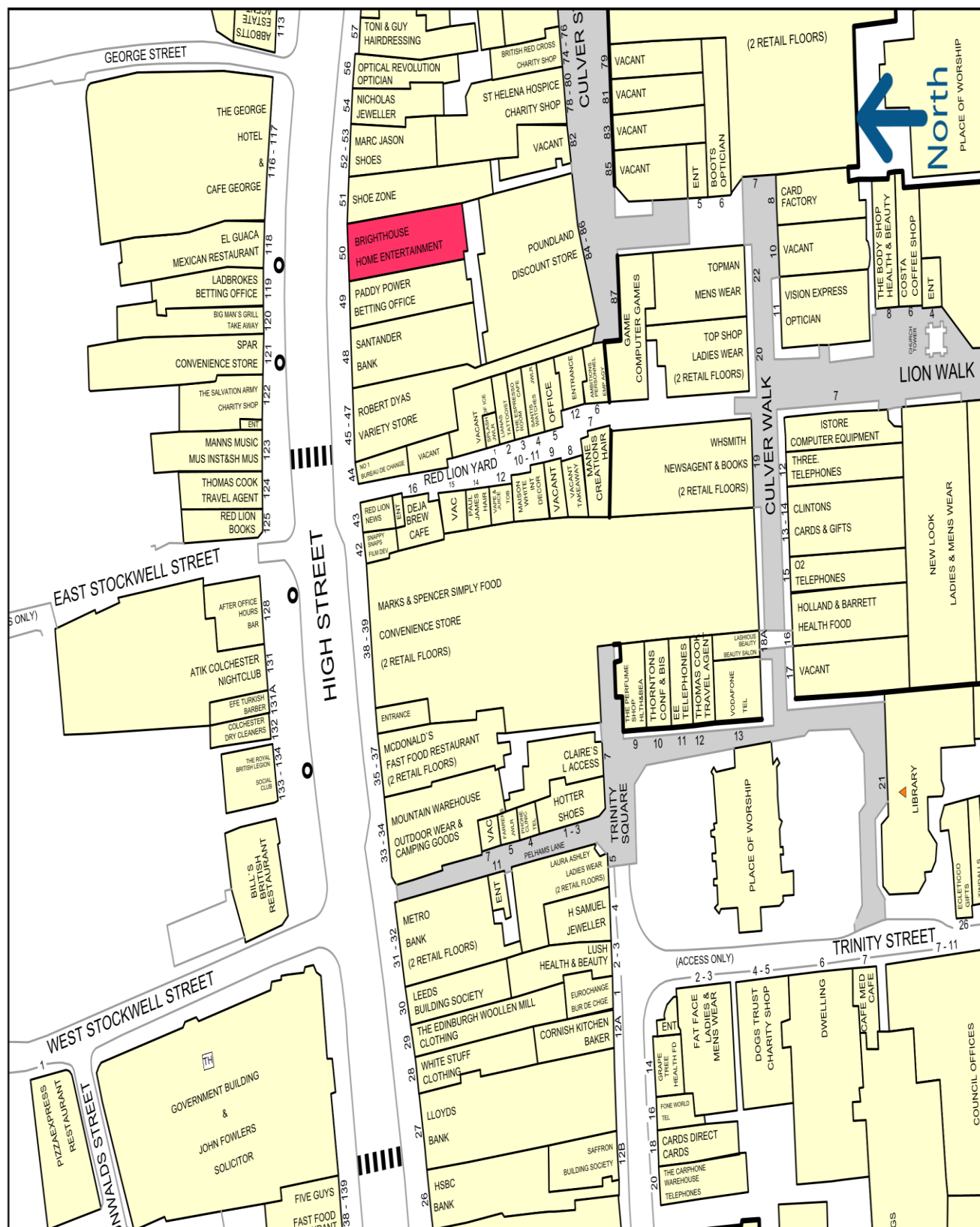
01206 577667 | info@whybrow.net | whybrow.net | @whybrowproperty



Misrepresentation Act 1967

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295

Colchester



Experian Goad Plan Created: 07/02/2019
Created By: Whybrow

50 metres

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

