



Sanderson
Weatherall

A1 & A2 SHOP LEASE FOR SALE



16 HEAD STREET, COLCHESTER, CO1 1NY

sw.co.uk



A1 & A2 Planning Consent

Busy Location

Location

Colchester is approximately 63 miles north east of London and is one of the principal retail centres in Essex. The property is located at the northern end of Head Street on the east side between the junctions with Culver Street West and High Street. The property is adjacent to **Taco Bell** and close to **Nandos**, **Sports Direct**, **Haart Estate Agents** and **Bethell & Clark Opticians**.

Description

The property is arranged as a ground floor shop with an office, staff room and WC's on the first floor.

Lease

The property is held on a 10 year effectively FRI Lease from 16th May 2012 without further rent review.

Rent

£23,650 per annum exclusive of VAT.

Terms

Offers are invited for an assignment of the Lease.

Rates

Rateable Value: £18,250

Rates Payable (2018/2019): £8,760

Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

VAT

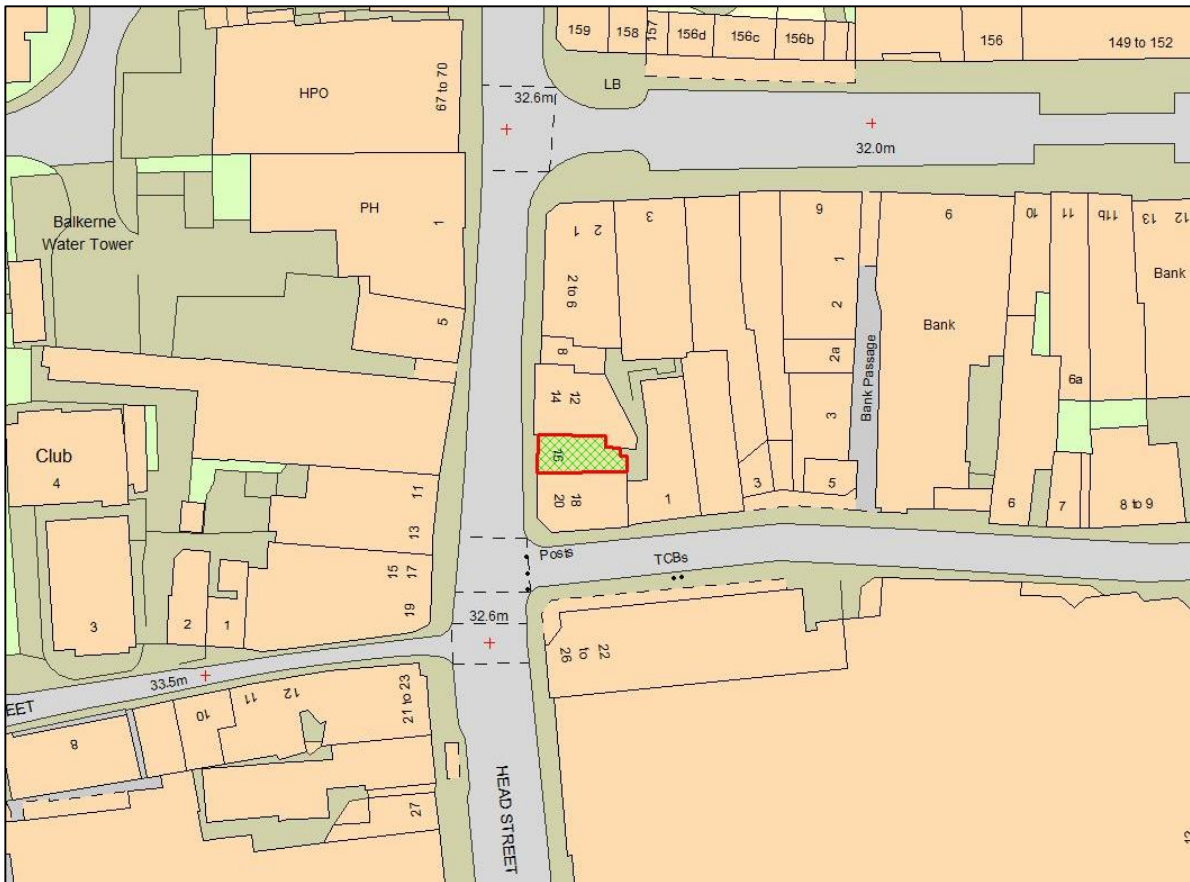
All prices quoted are exclusive of VAT.

Accommodation

Description	Metric	Imperial
Internal Width	4.84 m	15 ft 10 ins
Shop Depth	7.20 m	23 ft 7 ins
Ground Floor	47.03 sq m	506 sq ft
First Floor	38.12 sq m	410 sq ft
Total:	85.15 sq m	916 sq ft

Costs

Each party is to be responsible for its own legal and professional costs.



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JANUARY 2019



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