

CULVER SQUARE | COLCHESTER

Location

The subject property occupies a prominent location within Culver Square and are adjacent to the new Clarks store. Recent lettings in the scheme include Hotel Chocolat and Tiger with other major retailers represented including Schuh, H&M, TK Maxx, Fraser Hart, JD and Smiggle.

Accommodation

The property is arranged over ground floor providing the following approximate gross internal floor area:

Internal Width	20 ft 10 ins	6.12 m
Ground Floor	3,687 sq ft	128.55 sq m
Total	3,687 sq ft	128.55 sq m

Term

The property is held on a full repairing and insuring Lease for a term of 10 years, subject to an upward only rent review at the expiry of the 5th year.

Rent

£105,000 per annum exclusive.

Service Charge

The Service Charge attributable for this unit is £8,000 18/19 per annum.

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value: £68,500
Rates Payable: £33,771



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RETAIL

EPC

Certificate available on request

Legal

Each party is responsible for its own legal costs incurred in this transaction.

Viewing

For further information, please contact :

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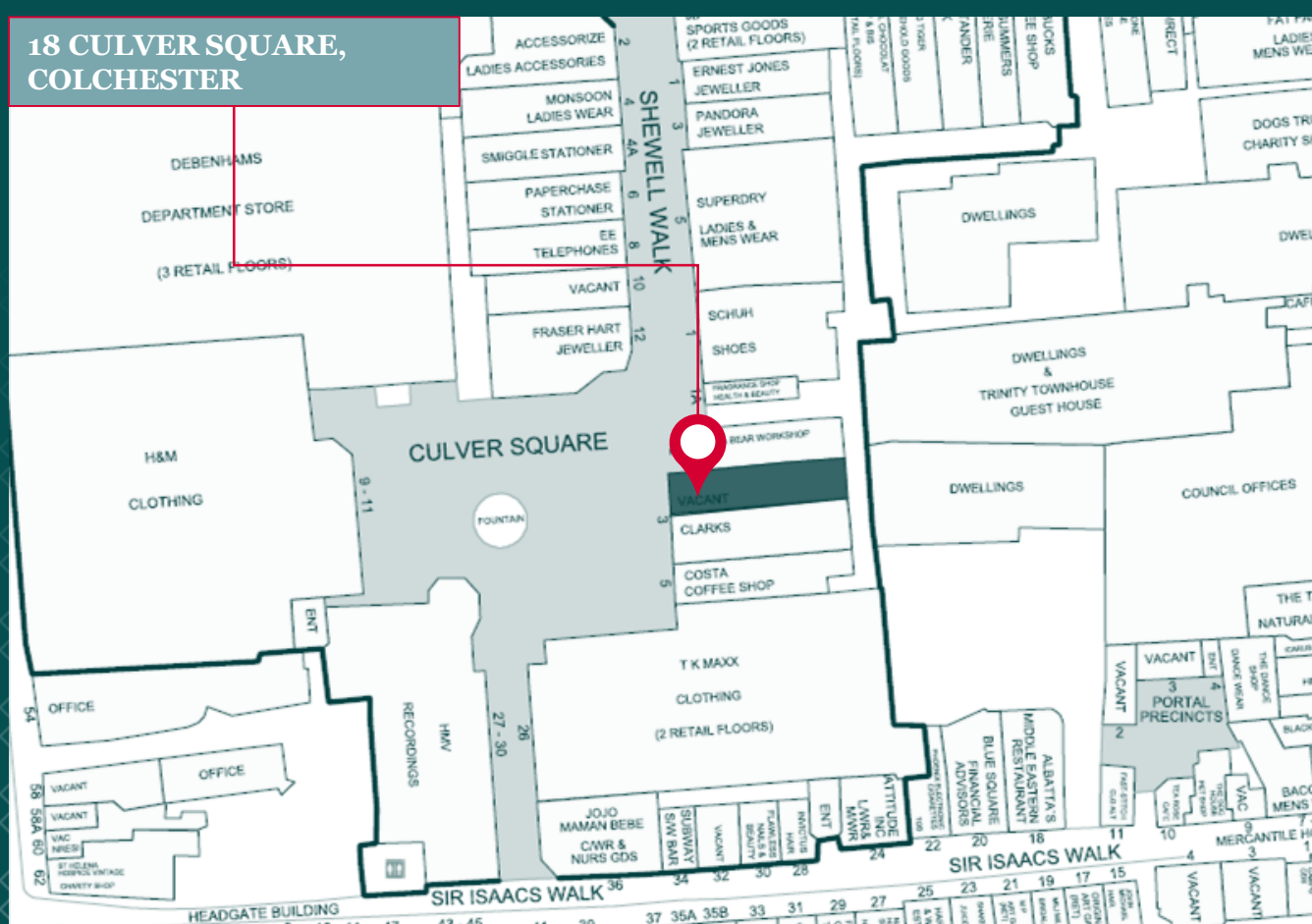
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SUBJECT TO CONTRACT



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