

TO LET



Homefield Road, Colchester, Essex, CO2 9PF

- 1,139.74 m² (12,268 ft²)
- A1 Retail Unit
- 69 Communal Car Parking Spaces

Location

Colchester is a Garrison town in North Essex which has a catchment population of approximately 190,000. The town is served by a main line rail service to London Liverpool Street, with a shortest journey time of approx. 53 minutes. In addition the town has good road links siting adjacent to the A12 which provides access to London and the M25 to the South West and Ipswich and the East Coast Ports of Harwich and Felixstowe to the North East. The A120 also provides access to the M11 and Stansted Airport to the West.

Description

The property occupies a prominent position in the neighbourhood centre on Homefield Road which forms a residential area approx. 3 miles to the South of the town centre and comprises a mix of military and private housing. Adjacent to the store is The Church of St Alban The Martyr, Coffee Shop, St Michaels Primary School & Nursery, St Nicholas Pre-School & Nursey, Montgomery Junior School and the Army Welfare Services and Community Centre.

Immediately to the front of the property are 69 spaces in the communal parking area.

The property is of steel portal frame construction with brick/blockwork elevations under an insulation roof with tiled detailing. The property is currently configured to provide a variety of accommodation including retail area, post office, customer toilets, kitchen/café, offices, staff welfare areas, stores and loading bay. Given the portal frame construction the property lends itself to be opened up and reconfigured internally.

The Landlord will require the Tenant to operate the local branch post office counter within the premises.

Accommodation

The premises provide the following approximate floor areas:

	m ²	ft ²
Ground Floor	1,139.74	12,268

Measurements are provided on a Gross Internal Area (GIA) basis.



Buildings Insurance

The Tenant is to be required to take out and maintain for the term of the lease a buildings insurance policy on the property.

Planning

The property is believed to benefit from Class A1 (Retail) use as defined in the Town & Country Planning (Use Classes) Order 1987, as amended. Interested parties are advised to make their own enquiries as to the suitability of the planning consent for their intended use of the property by contacting Colchester Borough Council.

Business Rates

From internet enquiries of the Valuation Office Agency website (www.voa.gov.uk) we understand that the premises have the following assessments:

Shop	£80,500
ATM Machine	£5,900

The Tenant is to be responsible for any Uniform Business Rates payable on the property.

EPC

C:64

Service Charge

A Service Charge may be applicable to contribute towards the upkeep of the common parts of the centre i.e. car park, landscaping etc.

Services

Mains drainage, water, gas and electricity are believed to be available to the property. However interested parties are advised to make their own enquiries of the various service providers.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

Terms

The premises are available on a new lease for a term and rent by negotiation. The Lease is to be outside of the security of tenure provisions of the L&T Act 1954.

Rents are exclusive of VAT, Service Charge, Building Insurance and are payable quarterly in advance.

Legal Costs

The Tenant is to provide an undertaking towards the Landlords legal costs.

Viewing

Strictly by prior appointment with the sole letting agent:

Phil Dennis

Tel: 01245 293216

Email: pdennis@savills.com

Important Notice

Savills, their clients and any joint agents give notice

- 1) *They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.*
- 2) *Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*

