

PRIME SHOP TO LET

COLCHESTER

18 CULVER SQUARE

DESCRIPTION

Colchester is one of the principal retail centres in Essex, benefiting from an estimated shopping population of 246,000 people, and a primary catchment population of 450,000.

The town is located approximately 63 miles north east of Central London, 24 miles north east of Chelmsford and 18 miles south west of Ipswich.

The premises occupy a prime position 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 unit is arranged over ground floor only, providing the following approximate net floor areas.

| | | |
|-----------------------|--------------|----------------|
| Internal Width | 20 ft 10 ins | (6.12 m) |
| Ground Floor | 1,386 sq. ft | (128.75 sq. m) |

LEASE

The premises are available on a new effectively 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 current service charge for the financial year is £8,000 per annum exclusive.

BUSINESS RATES

The unit has recently been subdivided and therefore interested parties are advised to make their own enquiries with the local rating authority as the unit is yet to be reassessed.

EPC

An EPC has been commissioned and is available shortly.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **Cushman & Wakefield**, contacting:

James Merrett 020 7935 5000

Subject To Contract

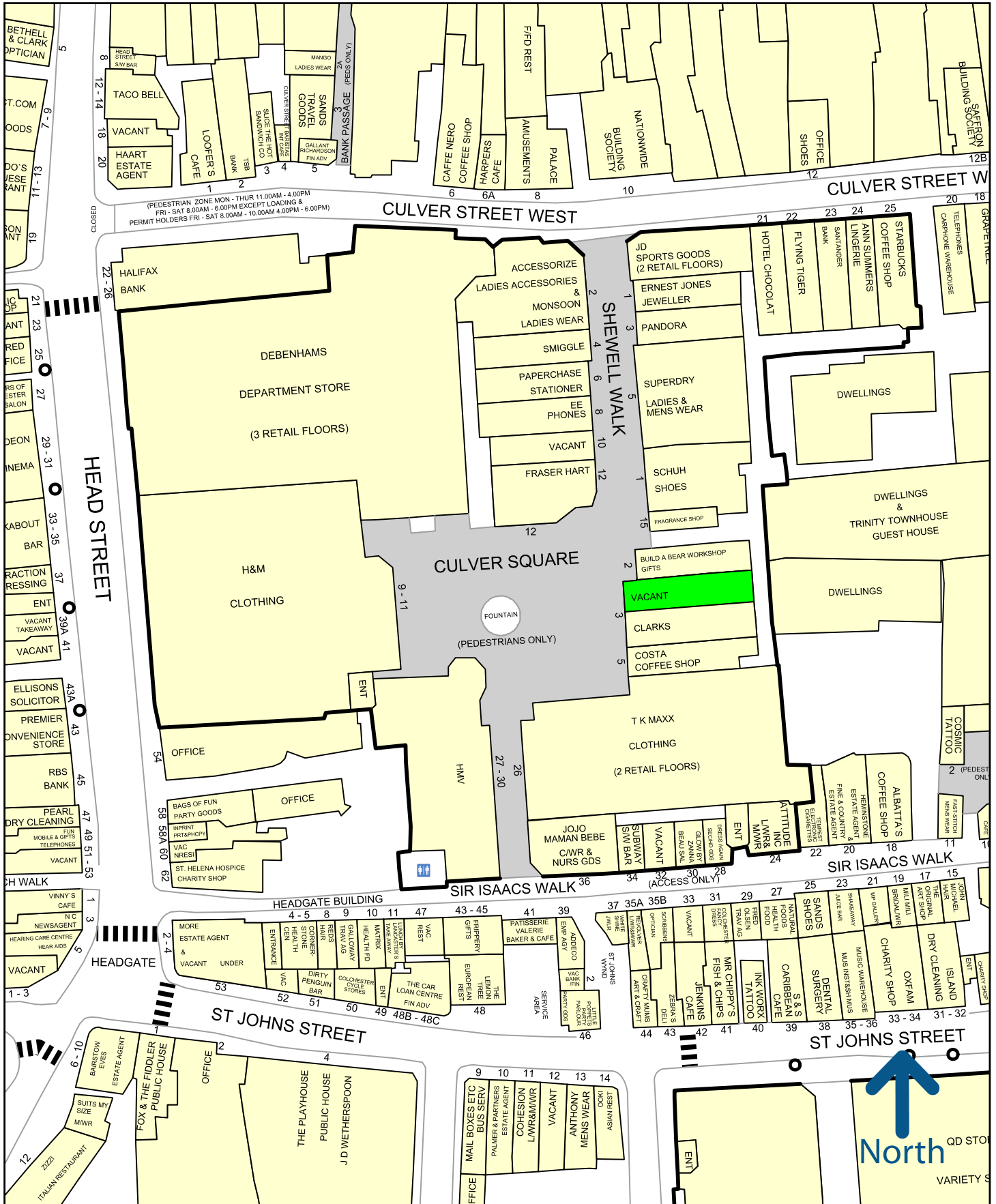
020 7659 4848

greenandpartners.co.uk

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