



PRIME SHOP TO LET

COLCHESTER

6 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 **Fraser Hart** and **EE**. New lettings in the scheme include **Hotel Chocolat** and **Tiger** with other major retailers represented including **Schuh**, **H&M**, **TK Maxx**, **Debenhams**, **JD** and **Smiggle**.

ACCOMMODATION

The unit is arranged over ground and first floors and benefits from the following approximate net internal floor areas.

Internal Width	19 ft 8 ins	(6 sq. m)
Ground Floor	1,041 sq. ft	(96.7 sq. m)
First Floor Ancillary	742 sq. ft	(68.93 sq. m)

LEASE

The premises are available subject to vacant possession 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

£95,000

per annum exclusive.

Subject To Contract

SERVICE CHARGE

The current service charge for the financial year is £10,500 per annum exclusive.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£77,500
Rates Payable (18/19):	£37,122

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of G 184. A full report is available upon request.

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

