

31, St John's Street,
Colchester CO2 7AD

STOCK/STORAGE ROOMS IN CENTRAL LOCATION



- Individual rooms off communal corridor.
- Range of room sizes from 111 to 333 sq. ft. (10.3 to 30.9 sq. m)
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 - Prominent central location.
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- All-inclusive licence fees from £105 per month.

TO LET

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

Location

The property is situated in a central location, on the northern side of St John's Street. Opposite is the St John's Walk Shopping Centre and multi-storey car park and the property lies immediately south of the town's prime shopping area.

Accommodation

The accommodation comprises the self-contained first floor with shops (let out separately) on the ground floor. An entrance door onto St John's Street leads to a flight of stairs up to the first floor where a central corridor gives access to a range of storage rooms. Each room has its own lockable door and there are two communal toilets and a fire escape to the rear of the property.

The rooms have the following floor areas:

Room 1 370 sq. ft. NOW LET.

Room 2 333 sq. ft.

Room 3 333 sq. ft.

Room 4 188 sq. ft.

Room 5 111 sq. ft.

Room 6 153 sq. ft.

Energy Performance Certificate

We have been advised that the property has an EPC rating of E125.

Terms

The rooms are offered on licence agreements for a minimum term of three months, with a month's notice thereafter. A deposit of one month will be paid on signing the licence, and the licence fee is payable monthly in advance. The licence fee is inclusive of Business Rates, electricity, buildings insurance, water charges and cleaning (of the common parts), however an occupier will need to put in place appropriate contents insurance. The fees are as follows:

Room 1 NOW LET

Room 2 £310 per month.

Room 3 £310 per month.

Room 4 £175 per month.

Room 5 £105 per month.

Room 6 £145 per month.

N.B. Please note that there will be a one-off administration fee of £125 plus VAT payable to the managing agents (Morley Riches & Ablewhite) on the signing of the licence.

VIEWING

For further information or to make an appointment to view this property, please contact Emma Byrne or Carol Geddes of the sole agents, Morley Riches & Ablewhite on (01206) 505707.

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