

01206 577667

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Retail Premises – To let



## 10 St Botolph's Street, Colchester, Essex CO2 7DU

Asking Rent: £14,500 Per Annum Exclusive

1,015 Sq. Ft (94 Sq. M)

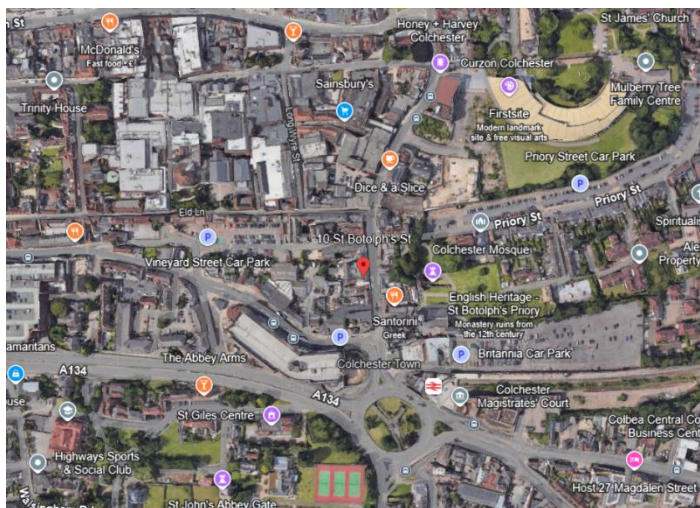
- Secondary Retail Shop
- Ancillary Storage
- Rear Servicing
- Secure Courtyard
- Close to Multi Storey Parking
- Suit a Range of Uses, Subject to Planning



## Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28) linking the property towns such as London and Ipswich. Stansted Airport is situated approximately 35 miles to the west of the estate and is within a 50-minute drive time.

The property is located on the City's eastern edge within the St Botolph's regeneration area and the surrounding area offers a range of retail, restaurant and café operators plus the Firstsite: New Site art facility, St Botolph's Priory and the railway station. Multi storey car parking is available in Osbourne Street.



## Description

The property comprises a mid-terrace retail building of brick constructions beneath a flat roof and offers a ground floor shop with a first-floor store and rear pedestrian access and servicing. The property has 2 WC's on first floor level and was recently refurbished in 2023.

## Accommodation

The property benefits from a Net Internal Area (NIA):

Ground Floor Sales	535 sq. ft
First office	420 sq. ft
Kitchen	60 sq. ft
Nett Internal Area	1,015 sq. ft (94sq. m)

Externally, to the rear of the property, there is a yard of 413 sq. ft (44 sq. m).

## Asking Terms

The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£14,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Town Planning

The property benefits from an established retail use but it is considered suitable for a range of uses, including takeaway subject to planning. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £9,700.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The unit has a current EPC rating of D78.







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