

01206 577667

www.whybrow.net

 Whybrow

City Centre Retail Shop – To let



11 Short Wyre Street, Colchester, Essex, CO1 1LN

Asking Rent: £50,000 Per Annum Exclusive

7,990 Sq. Ft (742 Sq. M)

- Ground/First Floor Sales Area 5,075 sq. ft
- Lower Ground Servicing from Vineyard Street
- Ancillary Sales and Storage
- Strong Pedestrianised Location
- Multi Storey car parking nearby

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. Main line rail services to London Liverpool Street are available with a fastest journey time of 52 minutes.

The property occupies a busy pedestrianised location on the south east corner of the town centre in Eld Lane at its junction with Long Wyre Street and Short Wyre Street.



Description

The property comprising an extensive open plan retail area on ground floor, plus an extensive lower ground floor store, accessed separately via Vineyard Street and additional storage at first floor level.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor Sales	3,025 sq. ft
Lower Ground Floor Stock	2,915 sq. ft
First Floor Stock/Sales	2,050 sq. ft
Nett Internal Area	7,990 sq. ft (742 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

£50,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Town Planning

The subject property has an established Class E (retail) use and is considered suitable for a range of commercial uses, STP. Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

The property appears in the Valuation List with a Rateable Value of £57,500.

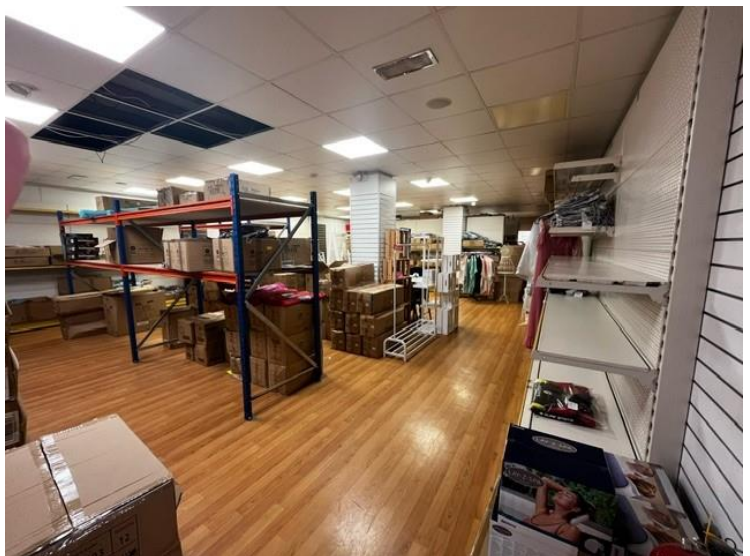
Legal Fees

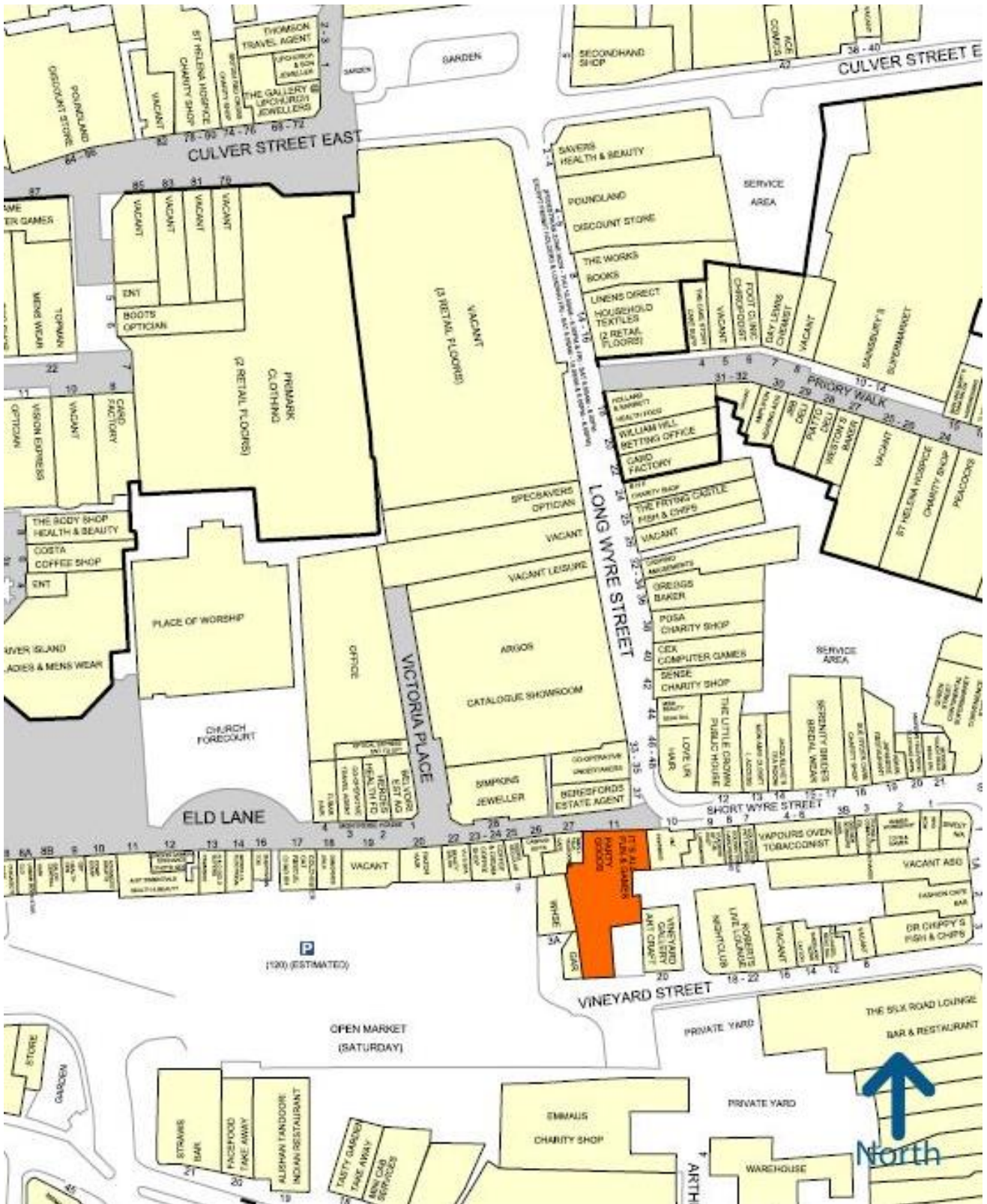
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit has a current EPC rating of C60.







Ewan Dodds BSc FRICS
 ewan.dodds@whybrow.net
 01206 577667



Maria Newman
 m.newman@whybrow.net
 01206 577667



Chantelle Goodyear
 Chantelle.goodyear@whybrow.net
 01206 577667

Misrepresentation Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow & Dodds Ltd. 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 outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, 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 their accuracy is not guaranteed and any intending purchaser or tenant 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) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295