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Town Centre Retail – To let

 Whybrow



## 18 Culver Square, Colchester, Essex, CO1 1WF

Rent: £35,000 Per Annum Exclusive

1,386 Sq. Ft (128 Sq. M)

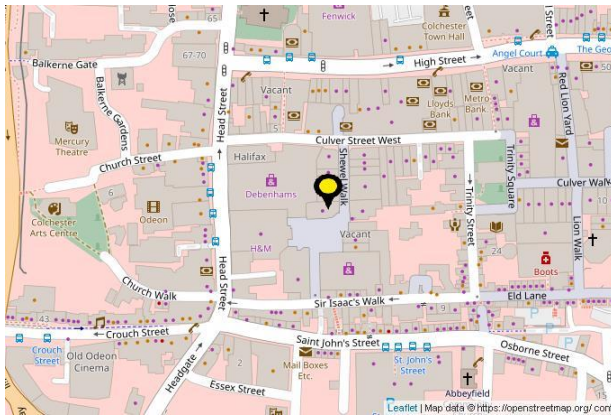
- Town Centre Terraced Property
- Glazed Façade
- Open Plan Ground Floor
- May Suit Alternative Uses, Subject to Planning
- New Lease Available



## Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the midlands via the A14 at Ipswich.

The premises occupy a prime position within Culver Square in proximity to Costa Coffee, Fraser Hart and TK Maxx. Other major retailers represented in the scheme include H&M, Superdry, Schuh, Ernest Jones and JD Sports.



## Description

The property located over ground open plan retail space benefits from a double glazed façade.

## Terms

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

## Accommodation

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

Ground Floor	1,386 sq ft
Internal Width	20 ft 10 ins
<b>Total</b>	<b>1,386 sq ft (128 Sq M)</b>

## Rent

£35,000 per annum exclusive of Business Rates, VAT if applicable, and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details available upon request.

## Legal Fees

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

## Planning

The property benefits from an established Class E (Retail) use. 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 is to be reassessed for Business Rates.

## Energy Performance Certificate

The property has an EPC Rating of D92.



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