

01206 577667

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Retail Unit – To let

 Whybrow



## 35 Sir Isaacs Walk, Colchester, Essex, CO1 1JJ

Asking Rent: £12,000 Per Annum

414 Sq. Ft (41.4 Sq. M)

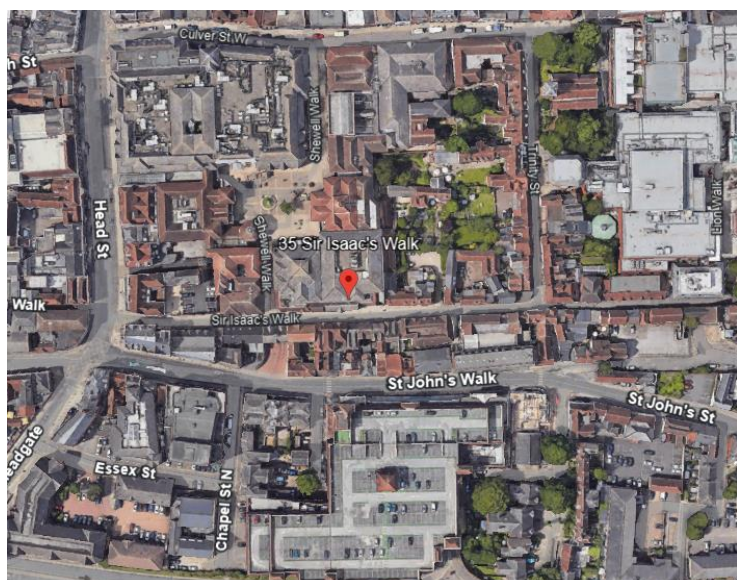
- Close to Culver Square Shopping Centre
- Busy Pedestrianised Area Throughfare
- Class E1 (Retail) Use
- Desirable Town Centre Location
- New Lease Available



## Location

Colchester is an ever growing commercial centre located approximately 63 miles north east of central London. Road communications are excellent, being adjacent to the A12 dual carriageway at its junction with the A120. Main line rail services to London Liverpool Street are frequent, with a fastest journey time of 52 minutes.

Sir Isaacs Walk, is one of the town's most popular shopping locations containing a mix of specialist, local and national retailers. The unit borders the Culver Centre which houses many leading retailers such as H&M, TK Max and HMV, as well as a wide variety of independent traders. The subject property is situated in a central location along Sir Isaacs Walk close to St Johns Wynd.



## Description

The property is a ground floor retail unit with a clear glazed frontage offering extensive ground floor retail space.

## Accommodation

The property benefits from a Net Internal Area (NIA) of 414 sq. ft (41.4 sq. m).

## Asking Terms

The property is available by way of a new full repairing and insurance lease by way of a service charge for a term of years to be agreed, incorporating periodic upward only rent reviews

## Asking Rent

£12,000 per annum inclusive of Service Charge and Insurance and exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

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

## Town Planning

We are advised that that the property benefits from a Class E (Retail) Use. Interested parties should make their own investigations with Colchester Borough Council on 01206 282222.

## Business Rates

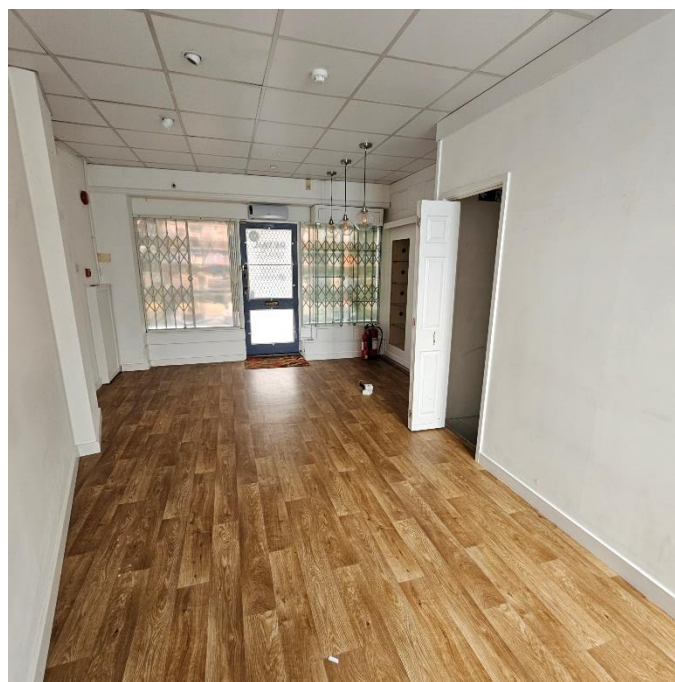
The property appears in the Valuation List with a Rateable Value of £9,200.

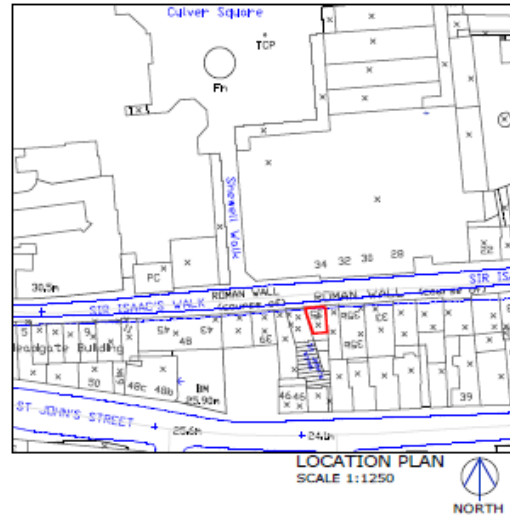
## Legal Fees

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

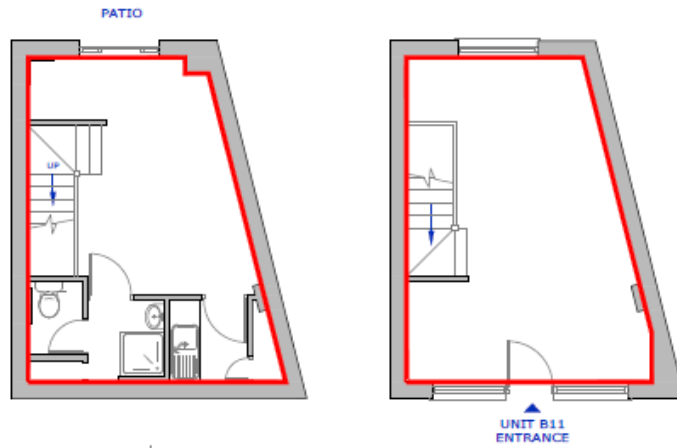
## Energy Performance Certificate

The unit has an EPC rating of E124.





PLEASE NOTE - ALL PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE



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SIR ISAAC'S WALK



client PRUPIM	address UNIT B11 CULVER SQUARE 35 SIR ISAAC'S WALK COLCHESTER, ESSEX, CO1 1JJ	location LOWER GROUND & GROUND LEASE PLAN	date 22.04.08	scale 1:100	sheet A4	31/Mar/plan-prod-1000 0000 0000
			dwg. no. PL28172-15	revision		



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



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667

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**01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)**

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