

01206 577667

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Retail Unit – To let

 Whybrow



## 6A Eld Lane, Colchester, CO1 1LS

Asking Rent: £14,950 Per Annum Exclusive

460 Sq. Ft (43 Sq. M)

- City Centre Location
- Busy Pedestrianised Area
- Vineyard Street Car Park Nearby
- Lion Walk Within Walking Distance
- First Floor Ancillary Storage

## Location

The property is located on the southern edge of Colchester, within a popular pedestrianised area facing the Lion Walk Shopping Centre. Global retailers nearby such as Boots along with other niche retailers.

Vineyard street car parking available very close by.

The oldest recorded town in Britain, Colchester blends pride in its impressive heritage with its role as a successful, 21st century urban centre.

More than £500m is currently being spent on improvements and redevelopment in Colchester's City Centre, part of a boroughwide £3bn investment package.

The City boasts an exciting range of modern attractions from Firstsite - the east of England's leading contemporary visual arts centre - to fine restaurants, thriving cafés and bars plus a host of independent retailers trading side by side with all the leading high street brands.

## Description

The subject property comprises of a two-storey brick built retail unit with an open plan ground floor sales area, additional first floor storage area and W/C facilities. The property also benefits from an extensive glazed façade.

## Accommodation

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

Ground Floor Retail	355 sq.ft (33 sq.m)
First Floor Storage	105 sq.ft (10 sq.m)
<b>Net Internal</b>	<b>460 sq.ft (43 sq.m)</b>

## Asking Terms

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

## Rent

£14,950 per annum exclusive of Business Rates, Utilities, VAT if applicable and all other outgoings.

## Service Charge

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

## Rateable Value

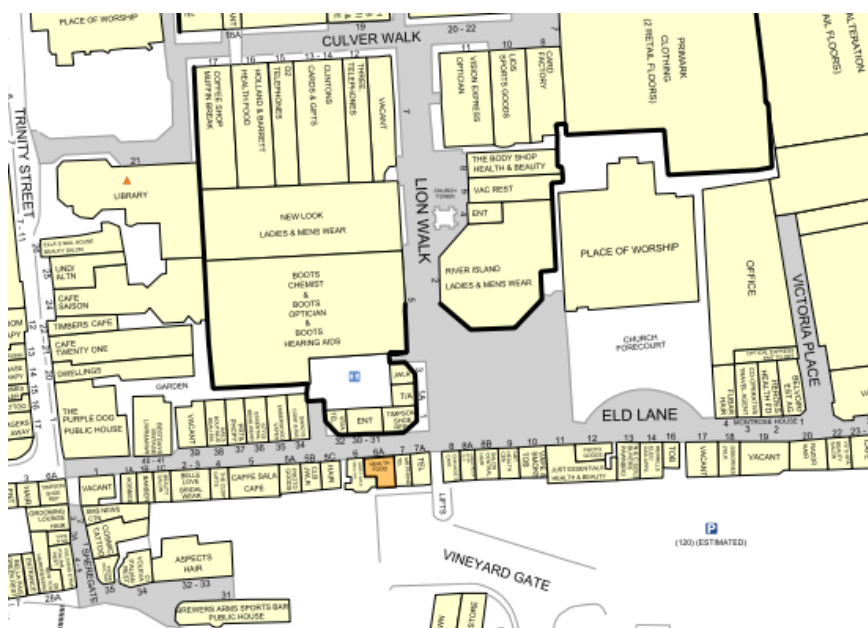
The property appears in the Valuation List with a Rateable Value of £11,750.

## Legal Fees

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

## Energy Performance Certificate

The properties have an energy efficiency rating of E102.



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



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