### 01206 577667

Whybrow

www.whybrow.net

**Prominent Retail Unit – To Let** 



## 23 Drury Road, Colchester, Essex, CO2 7UY

Asking Rent: £19,500 Per Annum Exclusive

2,002 Sq. Ft (186 Sq. M)

- Ground Floor Unit with Basement
- Air Conditioned & Gated Parking
- New Lease Available
- May Suit a Variety of Uses, Subject to Planning

### **Property Details**

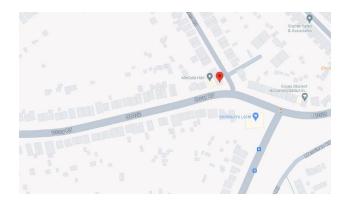
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#### Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000.

The property is located less than a mile from the City Centre to the South on a busy arterial road close to the Garrison and within a residential area.

Next to a Hairdressers and Tanning Shop and opposite a Sainsburys local.



#### Description

The property comprises two potential sales areas over the ground floor with a ceiling height of 3.6 meters, including a small kitchen area and WCs.

A basement with a ceiling height of 2.6 meters and a small mezzanine storage area above the stairs.

Double doors leading out to the rear of the property where there is gated car parking for 3 cars along with additional parking to the side of the property. To the rear is also a small mono pitch lean to providing extra storage.

#### Accommodation

The property benefits from the following Gross Internal Areas (GIA):

Total:	2,002 sq ft (186 sq m)
Lean To:	78 sq ft
Basement:	361 sq ft
Retail Area 2:	737 sq ft
Retail Area 1:	758 sq ft
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#### **Asking Terms**

The property is available by way of a new Fully Repairing and Insuring (FRI) Lease for a term of years to be agreed with regular upward only rent reviews.

#### Rent

 $\pounds$ 19,500 per annum exclusive of Business Rates, VAT and all other outgoings

#### **Rateable Value**

The property appears in the Valuation List with a Rateable Value of  $\pounds$ 13,750.

Transitional rate relief may apply and interested parties are advised to contact the local Colchester Borough Council to obtain all town planning information required.

#### **Energy Performance Certificate**

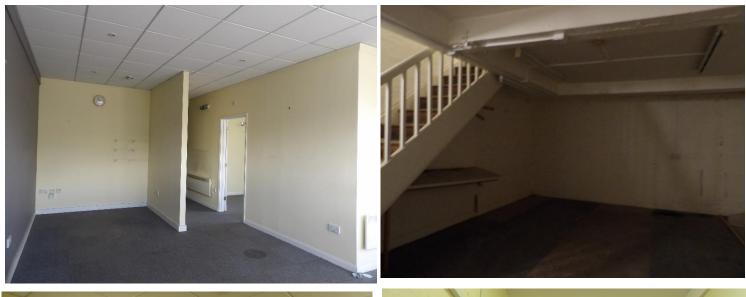
The property requires reassessment.

#### Legal Fees

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



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Misrepresentation Act 1967

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