

Prominent City Centre Retail Premises - To Let



22 Sir Isaacs Walk, Colchester, Essex, CO1 1JJ

Asking rent £11,500 per annum

755 Sq. ft (70 Sq. m)

- Prime Retail Unit off Culver Shopping Centre
- New Lease Available
- Busy and prominent pedestrianised Location
- Multi-Storey Parking Nearby
- Suitable For Various Uses, STP

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. Sir Isaacs Walk is a popular, pedestrianised trading location containing a wide array of niche local and regional retailers and national multiples including TK Maxx, Dough & Co, Clarks, and HMV. Multi storey parking is available in St Johns Street.



Description

A mid terraced group floor shop with storage over ground, first and second floors.

Accommodation

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

Ground Floor Retail	333 sq ft
Ground Floor Storage	14 sq ft
First Floor Storage	277 sq ft
Second Floor Storage	131 sq ft
NIA	755 sq. ft (70sq.m)

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

£11,500 per annum exclusive of VAT, Business Rates and all other outgoings.

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 class but is considered suitable for a variety of uses, subject to planning.

Interested parties are advised to contact Colchester Borough Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £11,000.

Energy Performance Certificate

The property has an EPC Rating of B45

Energy rating and score

This property's energy rating is B.



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