

11, High Street,
Colchester CO1 1DA.

Retail Unit in Heart of Colchester Town Centre, opposite
Fenwicks.



- Close to Burger King, Waterstones, KFC, Greggs and opposite Fenwicks department store.
 - Net Retail Area 971 sq. ft. (90.2 sq. m).
 - Basement 360 sq. ft. (33.5 sq. m).
 - Upper floors may be available by negotiation.
 - Asking rent £40,000 p.a.x. (ground floor only)

TO BE LET

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

Location

The property is located in High Street, opposite the Fenwicks department store, and close to national multiples including Burger King, KFC, Waterstones, Greggs, Moss Bros and Superdrug. Also nearby are branches of major banks, and the main retail core centred on the Lion Walk and Culver Centre Shopping Centres.

Accommodation

The building, which is Grade II listed, comprises a ground floor retail unit, with a frontage onto High Street. Beyond the main retail area are toilet facilities, and beyond that is some storage/ancillary accommodation, with a trap door access to a basement. Right at the rear of the ground floor is a further area of ancillary storage (to which the toilets could be relocated) with a door onto a rear yard, with pedestrian access from Culver Street West. Also in this rear area, are two internal staircases giving access to the upper floors. Currently the first and second floors are dis-used however the landlord is currently working up a scheme to convert to two flats, each over first and second floors, one the "rear" of the property, the other to the "front".

Built Width 16/3.

Built Depth 93/3.

TOTAL NET RETAIL AREA 971 SQ. FT. (90.2 SQ. M).

First Floor Six rooms totalling 782 sq. ft. (72.6 sq. m).

Second Floor Four rooms totalling 478 sq. ft. (44.4 sq. m).

Energy Performance Certificate

The property has an EPC rating of F - 146, and the landlord will give consideration to various works to achieve a rating of E or above.

Terms

The property is offered by way of a new lease, for a term of years to be agreed, incorporating landlords' upward-only rent reviews every 3 years. The commencing rent (ground floor only) is to be £40,000 per annum exclusive of VAT, rates and all outgoings. Terms available for the upper floors on application.

Business Rates

The property appears in the 2017 Rating List as Shop and Premises, with a rateable value of £32,250.

Viewing

For any further information or to make an appointment to view this property, please contact Jon Ablewhite of the sole agents, Morley Riches & Ablewhite, on 01206 505707.

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