

158, HIGH STREET,
COLCHESTER CO1 1PG

TOWN CENTRE OFFICE SUITE ALSO SUITABLE FOR
BEAUTY SALON



- Central location close to multi-storey car parks.
- A series of office rooms spread over three floors.
 - Net floor area 1,493 sq. ft. (138.7 sq. m).

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accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.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 premises is situated at the western end of High Street, in Colchester's town centre, and nearby occupiers include Fenwicks, Burger King, KFC, Barclays Bank and William Hill. It is an established retail area, and lies close to two of the town's main car parks, at Nunns Road and St Mary's.

Description

The first, second and third floors of a four storey building, being Grade II listed. The accommodation has its own exclusive entrance door from North Hill, leading to the upper floors.

Accommodation

From the entrance lobby, stairs lead to the first floor, which comprises two large rooms and a smaller third room. The second floor has the same two large rooms and a set of WCs, and the third floor has two further offices, with eaves storage cupboards. The suite has carpeting and heating by way of night storage heaters.

First Floor 655 sq. ft.

Second Floor 528 sq. ft.

Third Floor 310 sq. ft.

NET OFFICE AREA 1,493 SQ. FT (138.7 SQ. M)

Energy Performance Certificate

The property has a rating of E, and the current certificate is valid until October 2030.

Rateable Value

The property appears in the 2017 Rating List with a rateable value of £8,800.

Terms

The property is offered on a new lease on full repairing and insuring terms (by way of a service charge) for a term of years to be agreed. The commencing rent is to be £12,000 per annum exclusive of VAT, rates and all outgoings.

Viewing

For more information about this property, or to arrange a viewing, please contact Jon Ablewhite or Amelia Valentin of the sole agents, Morley Riches & Ablewhite on (01206) 505707.

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