

# PRIME CLASS E OPPORTUNITY COLCHESTER 9 CULVER SQUARE

## Description

Colchester is one of the principal retail centres in Essex, benefitting from an estimated shopping population of 246,000 people, and a primary catchment population of 450,000.

The town is located approximately 63 miles north east of Central London, 24 miles north east of Chelmsford and 18 miles south west of Ipswich.

The premises occupy a prime position along the semi pedestrianised Culver Street West adjacent to **Ann Summers** and **Flying Tiger**. Retailers in proximity include **Sostrene Grene**, **Ernest Jones**, **iStore**, **Fraser Hart** and **Hotel Chocolat**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The unit is arranged over ground floor providing the following approximate net area:

<b>Ground Floor</b>	996 sq. ft.	(92.53 sq. m)
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## Lease

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the expiry of the 5<sup>th</sup> year.

## Rent

# £65,000

per annum.



## Service Charge

The current service charge for the financial year is £6,386 per annum.

## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£34,250
<b>UBR (25/26)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

## EPC

A full report is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall**  
matt.beardall@greenpartners.co.uk

**07912 746923**

**Freddie King**  
Freddie.king@greenpartners.co.uk

**07545 386694**

*Subject to Contract*

