

PRIME CLASS E OPPORTUNITY

COLCHESTER 1A CULVER SQUARE

SUBJECT TO VACANT POSSESSION

Description

Colchester is one of the principal retail centres in Essex. 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 location within the centre of Culver Square. Nearby occupiers include **Sostrene Grene, Schuh, Fraser Hart, JD, Ernest Jones, Hotel Chocolat, TK Maxx** and **H&M**.

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 floor area:

Ground Floor 593 sq. ft (55.09 sq. m)

Lease

The premises are available subject to vacant possession on an effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£35,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £3,631 per annum.



Business Rates

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

Rateable Value	£34,500
UBR (26/27)	0.382p

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

EPC

The property has an EPC rating of B 48. 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 **07912 746923**
matt.beardall@greenpartners.co.uk

Freddie King **07545 386694**
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Subject to Contract

