

PRIME CLASS E OPPORTUNITY COLCHESTER 6 CULVER SQUARE



Description

Colchester is one of the principal retail centres in Essex, benefiting 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 within Culver Square and are adjacent to **Fraser Hart** and **EE**. Other major retailers represented including **Schuh**, **H&M**, **TK Maxx**, **Hotel Chocolat**, **Debenhams**, **JD** and **Pandora**.

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

Accommodation

The unit is arranged over ground and first floors and benefits from the following approximate net internal floor areas:

Internal Width	19 ft 8 ins	(6 sq. m)
Ground Floor	1,041 sq. ft	(96.7 sq. m)
First Floor Ancillary	742 sq. ft	(68.93 sq. m)

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 5th year.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £10,500 per annum.

Business Rates

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

Rateable Value	£70,500
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of G 184. 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 joint agents, **Green & Partners**, contacting:

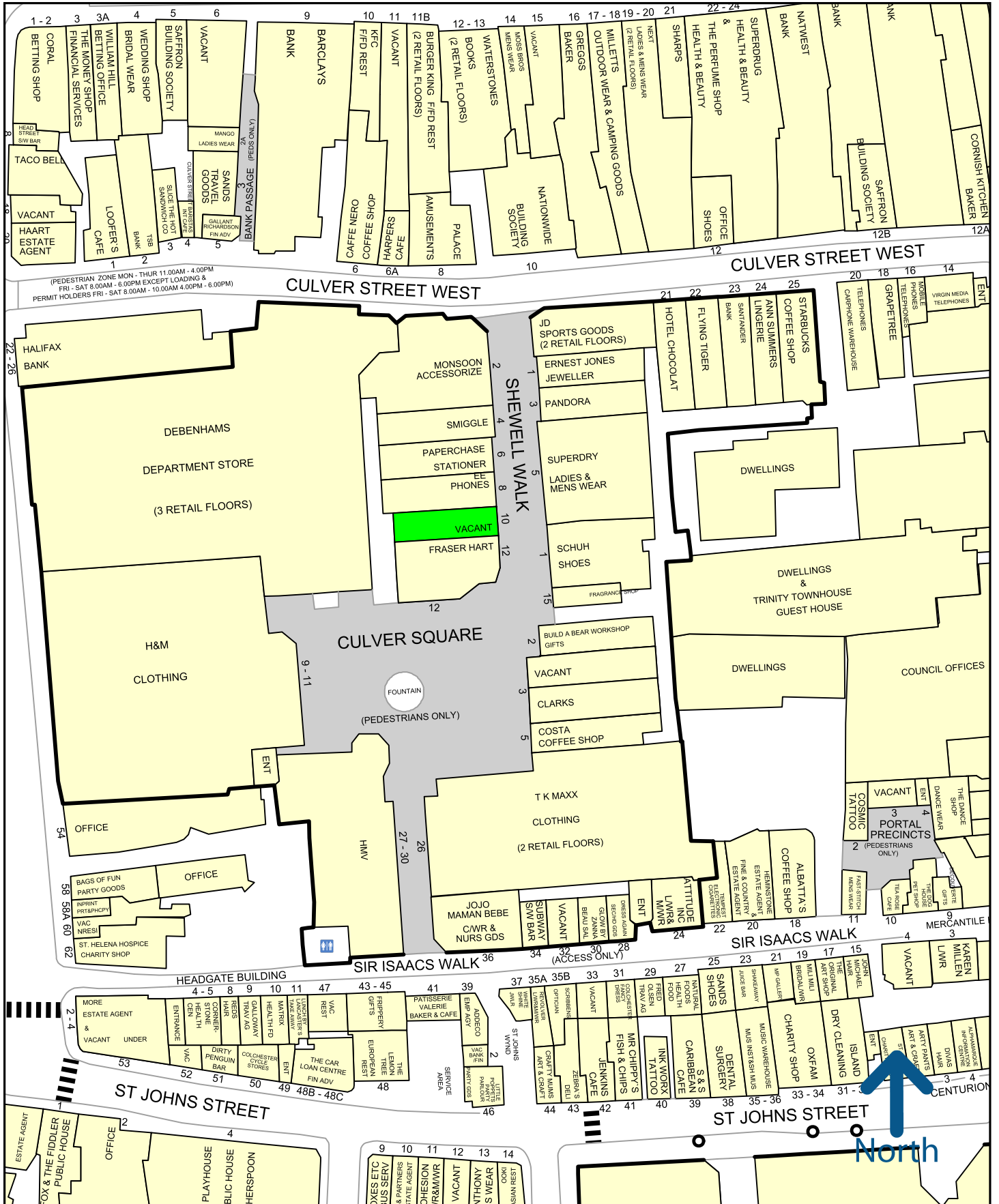
Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **Knight Frank**, contacting:

David Legat 020 7861 5119

Subject to Contract



Experian Goad Plan Created: 10/02/2020

Created By: Green and Partners



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