

## PRIME CLASS E OPPORTUNITY

## COLCHESTER

## 18 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 the new **Clarks** store. Other major retailers represented including **Schuh, Tiger, 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 floor only, providing the following approximate net floor areas:

<b>Internal Width</b>	20 ft 10 ins	(6.12 m)
<b>Ground Floor</b>	1,386 sq. ft	(128.75 sq. m)

**Lease**

The premises are available 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**

Upon application.

**Service Charge**

The current service charge for the financial year is £8,000 per annum.

**Business Rates**

The unit has recently been subdivided and therefore interested parties are advised to make their own enquiries with the local rating authority as the unit is yet to be reassessed.

**EPC**

A full EPC has been commissioned and is available upon request.

**Legal Costs**

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

**Viewing**

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

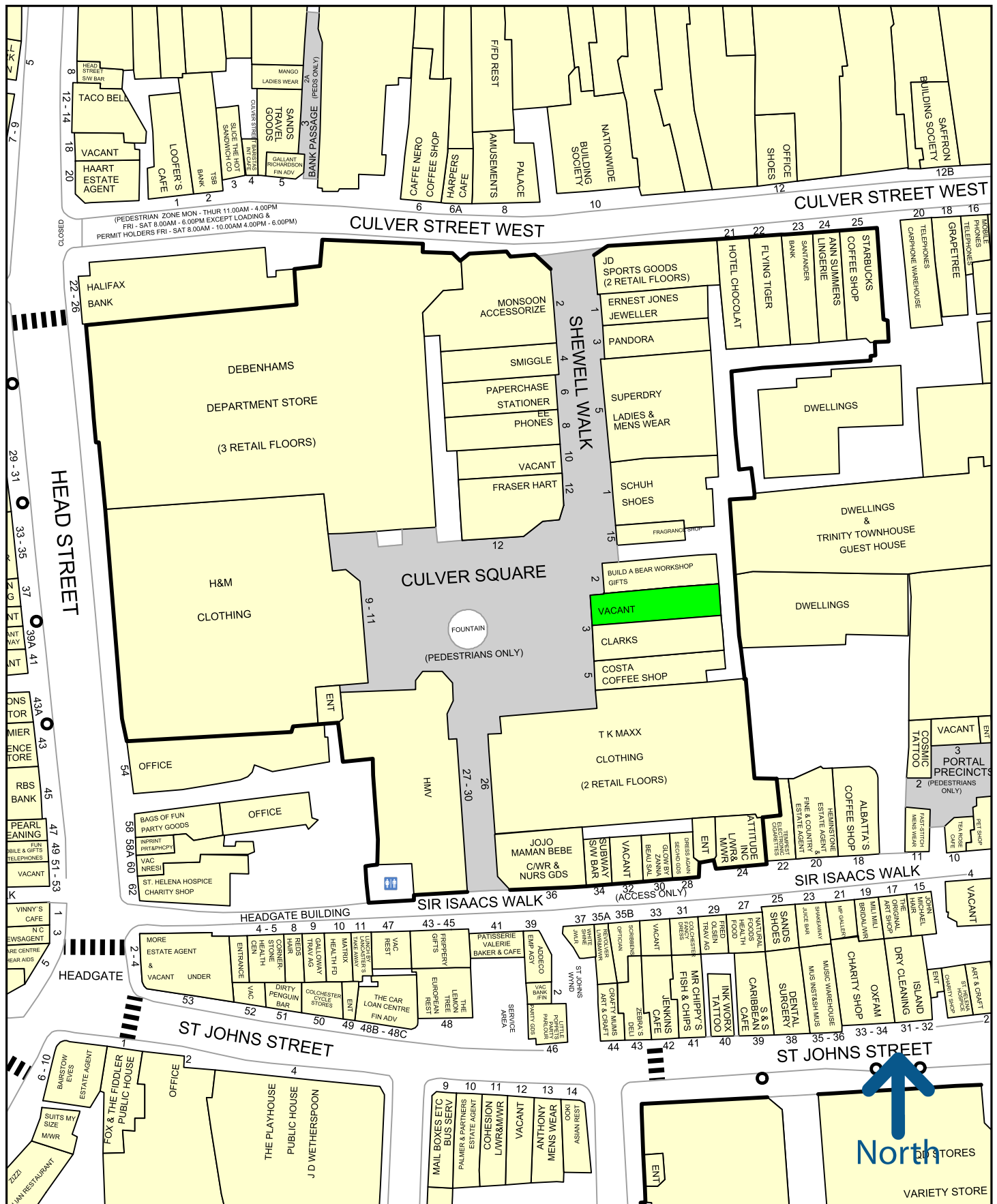
**Matt Beardall** 020 7659 4836  
matt.beardall@greenpartners.co.uk

**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

50 metres



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