PRIME CLASS E OPPORTUNITY

COLCHESTER

23 CULVER STREET WEST

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 **Hotel Chocolat, 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 and first floors providing the following approximate net dimensions and floor areas:

Internal Width	19 ft 2 ins	(5.2 sq. m)
Ground Floor	1,279 sq. ft.	(118.81 sq. m)
First Floor	1,046 sq. ft.	(97.17 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 £12,751 per annum.

Business Rates

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

Rateable Value	£52,500
UBR (25/26)	0.546p

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

EPC

The property has an EPC rating of E 53. 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:
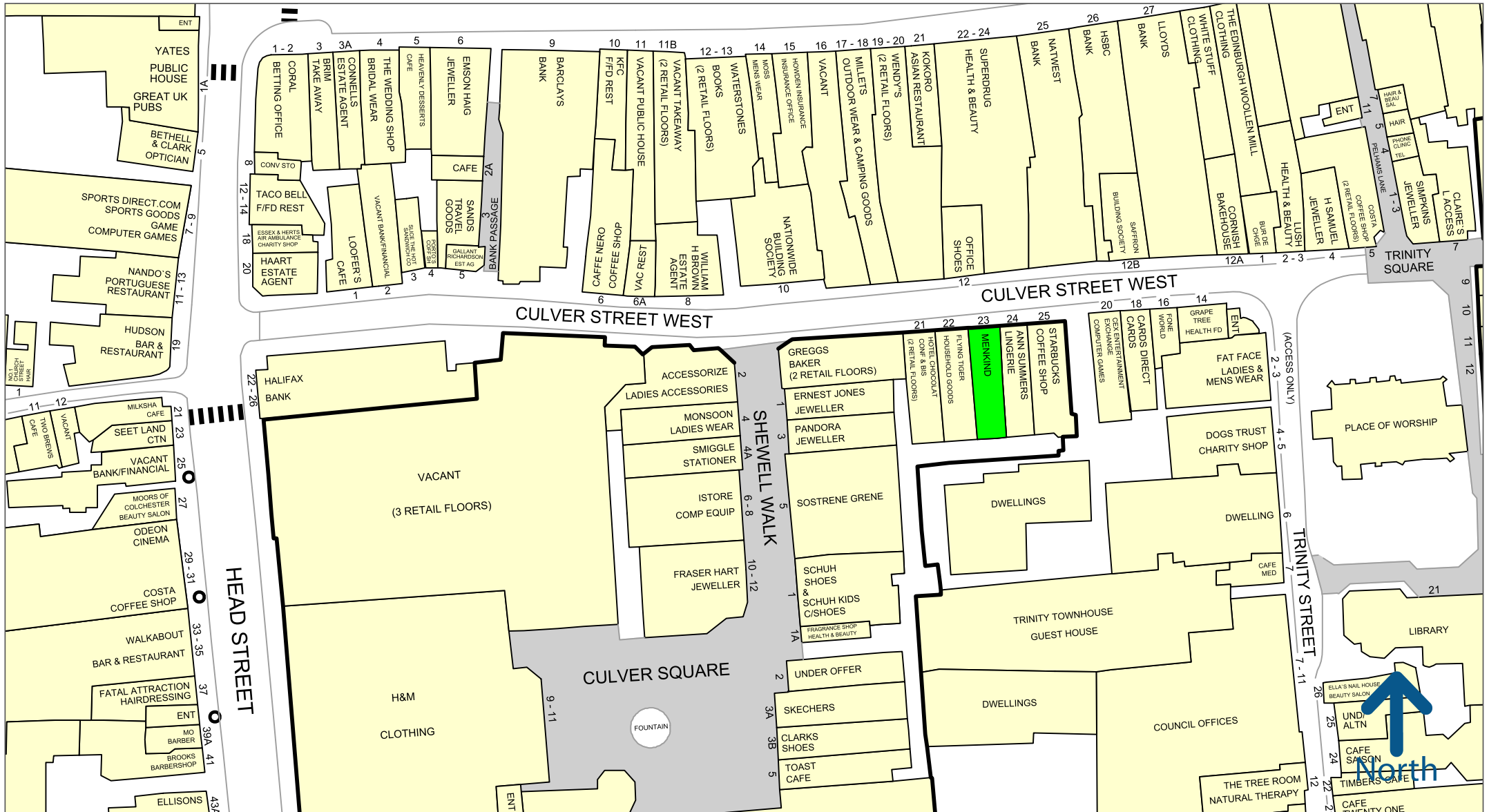
Matt Beardall   **07912 746923**
matt.beardall@greenpartners.co.uk

Mike Willoughby   **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **Knight Frank**, contacting:

David Legat/Mike Bumford   **020 7861 5119**

Subject to Contract

Colchester

experian.

green&partners

50 metres

North

Map labels:

YATES PUBLIC HOUSE
GREAT UK PUBS
BETHELL & CLARK OPTICIAN
SPORTS DIRECT.COM SPORTS GOODS GAME COMPUTER GAMES
NANDO'S PORTUGUESE RESTAURANT
HUDSON BAR & RESTAURANT
MILKSHA CAFE
TWO BREWS CAFE
SEET LAND CTN
VACANT BANK/FINANCIAL
MOORS OF COLCHESTER BEAUTY SALON
ODEON CINEMA
COSTA COFFEE SHOP
WALKABOUT BAR & RESTAURANT
FATAL ATTRACTION HAIRDRESSING
MO BARBER
BROOKS BARBERSHOP
ELLISONS

CORAL BETTING OFFICE
BRIM TAKE AWAY
CONNELLS ESTATE AGENT
THE WEDDING SHOP BRIDAL WEAR
CAFE
HEAVENLY DESSERTS
EMSON HAIG JEWELLER
CONV STO
TACO BELL F/FD REST
ESSEX & HERTS AIR AMBULANCE CHARITY SHOP
HAART ESTATE AGENT
VACANT BANK/FINANCIAL
LOOFER'S CAFE
SLICE THE HOT SANDWICH CO
PORTO'S COFFEE
GALLANT RICHARDSON EST AG
SANDS TRAVEL GOODS
CAFE
BANK PASSAGE

BARCLAYS BANK
KFC F/FD REST
VACANT PUBLIC HOUSE
VACANT TAKEAWAY (2 RETAIL FLOORS)
VACANT (2 RETAIL FLOORS)
BOOKS (2 RETAIL FLOORS)
WATERSTONES
MOSS MENS WEAR
HOWDEN INSURANCE INSURANCE OFFICE
VACANT
MILLETS OUTDOOR WEAR & CAMPING GOODS
WENDY'S
KOKORO ASIAN RESTAURANT
SUPERDRUG HEALTH & BEAUTY
NATWEST BANK
HSBC BANK
LLOYDS BANK
WHITE STUFF CLOTHING
THE EDINBURGH WOOLLEN MILL CLOTHING
CORNISH BAKEHOUSE
COSTA COFFEE SHOP (2 RETAIL FLOORS)
BUR DE CHGE
SAFFRON BUILDING SOCIETY
H SAMUEL JEWELLER
LUSH HEALTH & BEAUTY
CAFFE NERO COFFEE SHOP
VAC REST
WILLIAM H BROWN ESTATE AGENT
NATIONWIDE BUILDING SOCIETY
OFFICE SHOES
HAIR & BEAU SAL
HAIR
PHONE CLINIC
PHONE TEL
SIMPKINS JEWELLER
CLAIRE'S ACCESS
TRINITY SQUARE

CULVER STREET WEST

HALIFAX BANK
ACCESSORIZE LADIES ACCESSORIES
MONSOON LADIES WEAR
SMIGGLE STATIONER
ISTORE COMP EQUIP
VACANT (3 RETAIL FLOORS)
FRASER HART JEWELLER
SHEWELL WALK
ERNEST JONES JEWELLER
PANDORA JEWELLER
SOSTRENE GRENE
SCHUH SHOES & SCHUH KIDS C/SHOES
FRAGRANCE SHOP HEALTH & BEAUTY
GREGGS BAKER (2 RETAIL FLOORS)
HOTEL CHOCOLAT CONF & BIS (2 RETAIL FLOORS)
FLYING TIGER HOUSEHOLD GOODS
MENKIND
ANN SUMMERS LINGERIE
STARBUCKS COFFEE SHOP
CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES
CARDS DIRECT CARDS
FONE WORLD
GRAPE TREE HEALTH FD
FAT FACE LADIES & MENS WEAR
DWELLINGS
DOGS TRUST CHARITY SHOP
DWELLING
PLACE OF WORSHIP
CAFE MED

H&M CLOTHING
CULVER SQUARE
FOUNTAIN
UNDER OFFER
SKECHERS
CLARKS SHOES
TOAST CAFE
TRINITY TOWNHOUSE GUEST HOUSE
DWELLINGS
COUNCIL OFFICES
THE TREE ROOM NATURAL THERAPY
TRINITY STREET
ELLA'S NAIL HOUSE BEAUTY SALON
UND ALTN
CAFE SALSON
TIMBERS CAFE
CAFE TWENTY ONE
LIBRARY