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 **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 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

£67,500

per annum.

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	£60,000
UBR (26/27)	0.43p

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 sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

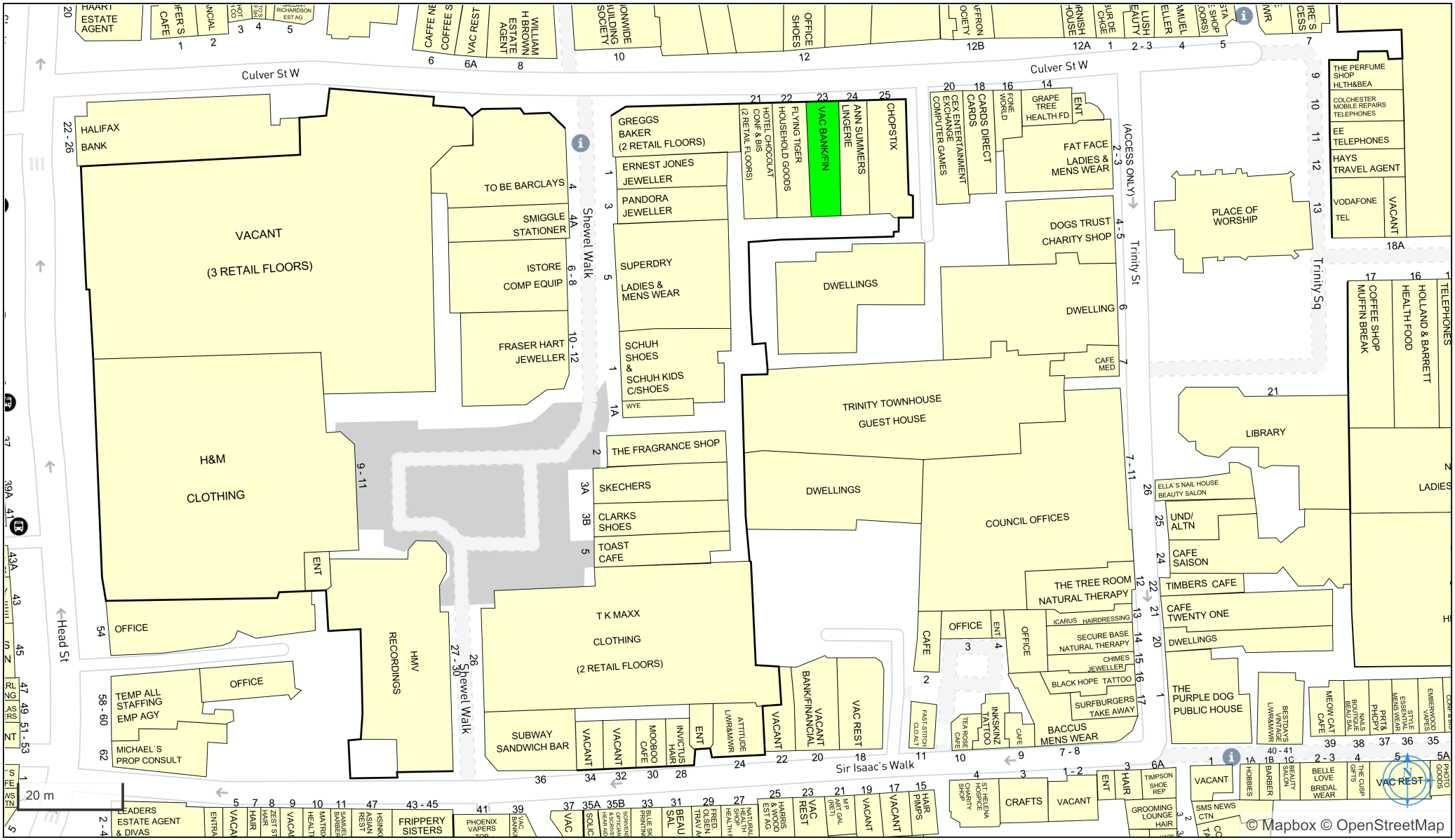
Freddie King **07545 386694**
Freddie.king@greenpartners.co.uk

Subject to Contract

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Colchester (Colchester)

Modified: 22-Apr-26 08:04:06 / Surveyed: 05-Dec-24



Ordnance Survey

Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 22/04/2026

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com