

**10, HIGH STREET,  
COLCHESTER CO1 1DA.**

**RETAIL UNIT IN CITY  
CENTRE**

**TO LET**



- **Close to Burger King, Waterstones, Moss Bros and opposite the Fenwicks department store.**
  - **Net Retail Area 645 sq. ft. (60.8 sq m).**
  - **First Floor Area 615 sq. ft. (57.2 sq. m).**
    - **Basement 606 sq. ft. (56.3 sq. m).**
    - **Available from 1<sup>st</sup> July 2025.**

**TO LET**

**Jon Ablewhite MRICS, 4 & 5, The Cedars,  
Apex 12, Old Ipswich Road, Colchester, CO7 7QR.  
Tel: (01206) 505707.  
[www.jonablewhite.co.uk](http://www.jonablewhite.co.uk)**

## LOCATION

The property is located in High Street, opposite the Fenwicks department store, and close to national multiples including Burger King, KFC, Waterstones, Moss Bros and Superdrug. Also nearby are branches of the major banks, and the main retail core centred on the Lion Walk and Culver Centre Shopping Centres.

## ACCOMMODATION

The building comprises a ground floor retail unit, with a frontage onto High Street. There is a shopfront with entrance door to the retail area as well as a door to a staircase to the first floor. There is also a further staircase to the rear of the ground floor leading to the first floor. There is a second floor however there is currently no access to this area which has not been used for many years.

There is also a basement area which provides additional storage and ancillary accommodation.

|                            |                           |
|----------------------------|---------------------------|
| Ground Floor Retail        | 645 sq. ft. (60.8 sq. m). |
| First Floor Retail/Storage | 615 sq. ft. (57.2 sq. m). |
| Basement Storage           | 606 sq. ft. (56.3 sq. m). |

**TOTAL NET FLOOR AREA 1,866 SQ. FT. (174.3 SQ. M).**

**N. B.** The property is currently let until 30<sup>th</sup> June 2025, and will therefore be available from early July 2025.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D – 84, and the certificate is valid until March 2027.

## TERMS

The property is offered by way of a new lease, for a term of years to be agreed, incorporating landlords' upward-only rent reviews every 5 years. The lease will be on full repairing and insuring terms, and the commencing rent is to be £40,000 per annum exclusive of VAT, rates and all outgoings.

## BUSINESS RATES

The property appears in the 2023 Rating List as Restaurant and Premises, with a rateable value of £26,250.

## VIEWING

For any further information or to make an appointment to view this property, please contact the sole agent, Jon Ablewhite on 01206 505707, or [jon@mrallp.co.uk](mailto:jon@mrallp.co.uk).

December 2024.

All prices and rental quoted are exclusive of VAT (if applicable)

**Property Misdescriptions Act** Please note that following recent legislation we would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating electrical or plumbing systems and equipment are fully operational **Misrepresentation Act 1967** The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the agents or vendors or lessors (3) All descriptions dimensions and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property