

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

**RETAIL UNIT IN CITY
CENTRE (UPPER FLOORS
MAY BE AVAILABLE)**

TO LET



- **Close to Burger King, Waterstones, KFC, Moss Bros and opposite the Fenwicks department store.**
 - **Net Retail Area 971 sq. ft. (90.2 sq m).**
 - **Basement 360 sq. ft. (33.5 sq. m).**
- **Upper floors may be available by negotiation.**

TO LET

**Jon Ablewhite MRICS, 4 & 5, The Cedars,
Apex 12, Old Ipswich Road, Colchester, CO7 7QR.
Tel: (01206) 505707.**

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, which is Grade II listed, comprises a ground floor retail unit, with a frontage onto High Street. There is a trap door in this area giving access to the basement and to the rear are toilet facilities, beyond which is some storage/ancillary accommodation, with a door onto a rear yard, with pedestrian access from Culver Street West. Also in this area, are two internal staircases giving access to the upper floors. Currently the first and second floors are dis-used however in the future the landlord intends working up a scheme to convert to two flats, each over first and second floors, one to the "rear" of the property, the other to the "front".

Built Width 16/3.
Built Depth 93/3.

TOTAL NET RETAIL AREA 971 SQ. FT. (90.2 SQ. M).

First Floor Six Rooms totalling 782 sq. ft. (72.6 sq. m).
Second Floor Four Rooms totalling 478 sq. ft. (44.4 sq. m).

ENERGY PERFORMANCE CERTIFICATE

The property has an expired EPC rating of F – 146, and the landlord will give consideration to various works to achieve a rating of E or above - further details on request.

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 3 years. The lease will be on full repairing and insuring terms by way of a service charge. The commencing rent (ground floor only) 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 Shop and Premises, with a rateable value of £33,500.

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.

May 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