

**340, HARWICH ROAD,
COLCHESTER,
ESSEX CO4 3HP.**

**LARGE RETAIL SHOP IN MAIN ROAD
LOCATION WITH FORECOURT CAR
PARKING.**

TO BE LET



- **Prominent building in busy location.**
- **Ground floor shop 1,518 sq. ft. (141 sq. m) net retail area.**
 - **Rear storeroom 44 sq. ft. (4.1 sq. m).**
 - **Small rear yard.**
- **Forecourt car parking for 2 or 3 cars.**
 - **Commencing Rent £20,750 p.a.x.**

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 premises are located in a prominent location, fronting Harwich Road (the A137) in a popular residential area to the east of Colchester city centre. Other occupiers in the immediate area include Tesco Express, Day Lewis chemists, Stellisons Euronics, as well as fast food takeaways.

DESCRIPTION

The property comprises a large, lock-up shop, until recently occupied as a bookmakers. The original shop has been extended to the side and rear and comprises a large retail area with a staff kitchen and toilet, small storeroom, and further toilets (including a disabled WC) to the rear. There is a side door leading into a small rear yard, with pedestrian access from the main road.

To the front of the shop there is a dropped kerb onto Harwich Road, and parking for 2 or 3 cars.

Retail Area

Internal width 26/0.

Shop depth 71/0.

NET RETAIL AREA 1,518 SQ. FT (141 SQ. M)

Storeroom 44 sq. ft. (4.1 sq. m).

RATEABLE VALUE

According to the 2023 Rating List, the property is shown as Betting Shop and Premises, with a rateable value of £18,000.

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate is awaited.

TENURE

The property is to be let under a new lease under full repairing and insuring terms for a term of years to be agreed. The commencing rent is to be £20,750 per annum, exclusive of VAT, rates and all outgoings.

VIEWING

To arrange a viewing or for any further information on this property, please contact the sole agent, Jon Ablewhite on 01206 505707 (jon@mrallp.co.uk).

July 2026.

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