

Unit 5 Centurion House, St Johns Street, Colchester, CO2 7AH



Ground Floor
Lock Up
Shop Unit

786 sq ft
(73 sq m)

To Let

- Rent: £12,000 per annum exclusive
- Busy town centre location with high volumes of pedestrian traffic
- Immediately available upon completion of the legalities
- Suitable for alternative use, subject to planning
- EPC rating: D-86



- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020



RICS

the mark of
property
professionalism
worldwide

Details

Location

Colchester is the major town in north east Essex with a catchment population of approximately 190,000. The town is served by the A12 trunk road which provides a dual carriageway link to the M25 motorway and via the A14 dual carriageway to the Port of Felixstowe. There is a rail service to London's Liverpool Street Station with journey times of approximately 50 minutes.

The property occupies a busy and popular trading location opposite a 645 space multi storey car park where Wilko's and Iceland Frozen Food are amongst the ground floor retailers.

In addition there is a high use multiple run of bus stops adjacent to the car park thereby permitting easy access in and out of the town centre.

Description

The unit comprises a mid-terrace ground floor lock up shop unit with storage, kitchenette and W.C. facilities to the rear.

The unit benefits from a modern full-height glazed shop front with a DDA compliant personnel entrance.

The unit is open plan internally and benefits from a suspended ceiling with integral lighting and air conditioning

Accommodation

Ground Floor 786 sq ft (73 sq m)

For further information

01206 85 45 45
fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Business Rates

The property is currently rated as 'Shop & Premises' with a Rateable Value of £12,500.

The property is eligible for partial small business rates relief in the event that the occupier is a qualifying entity.

Interested parties are advised to contact Colchester Borough Council, 01206 282424, to discuss the degree of exemption.

Terms

The property is to be let by way of new lease for a term of years to be agreed at a commencing rental of £12,000 per annum exclusive.

The lease will be drawn on effectively fully repairing and insuring terms by way of a service charge which will also cover the occupiers proportionate contribution towards buildings insurance.

VAT

We understand the property is elected to VAT and therefore VAT will be charged on the rental.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

882 The Crescent, Colchester Business Park,
Colchester CO4 9YA

01206 85 45 45
fennwright.co.uk

Contact:

Lewis Chambers E. lcc@fennwright.co.uk T: 01206 216562

