



Location

Colchester is a commuter town in the South East, it has a large primary catchment area with a population of 457,00 (PROMIS) which ranks the town 50th in the UK. The subject property is a ground floor retail unit with upper parts and it occupies a busy location on Colchester High Street. It is in close proximity to both Lion Walk and Culver Square Shopping Centres. Nearby occupiers include Robert Dyas, Santander, Paddy Power, M&S and McDonalds. The property will be available in Quarter 3 2018, subject to Vacant Possession, and further information and floor plans are available upon request.

Accommodation

Ground Floor	2,450 sq ft	227.70 sq m
First Floor	2,578 sq ft	239.59 sq m
Second Floor	2,475 sq ft	230.02 sq m
Third Floor	1,816 sq ft	168.77 sq m
Total	9,319 sq ft	866.08 sq m

Lease Term

Available by way of a new 10 year FR&I lease, with a 5th year rent review.

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Rent

£80,000 per annum exclusive.

Timing

Quarter 3 - 2018.

Rates

Rateable Value	£62,500 (2017)
UBR	0.479 (2017/18)

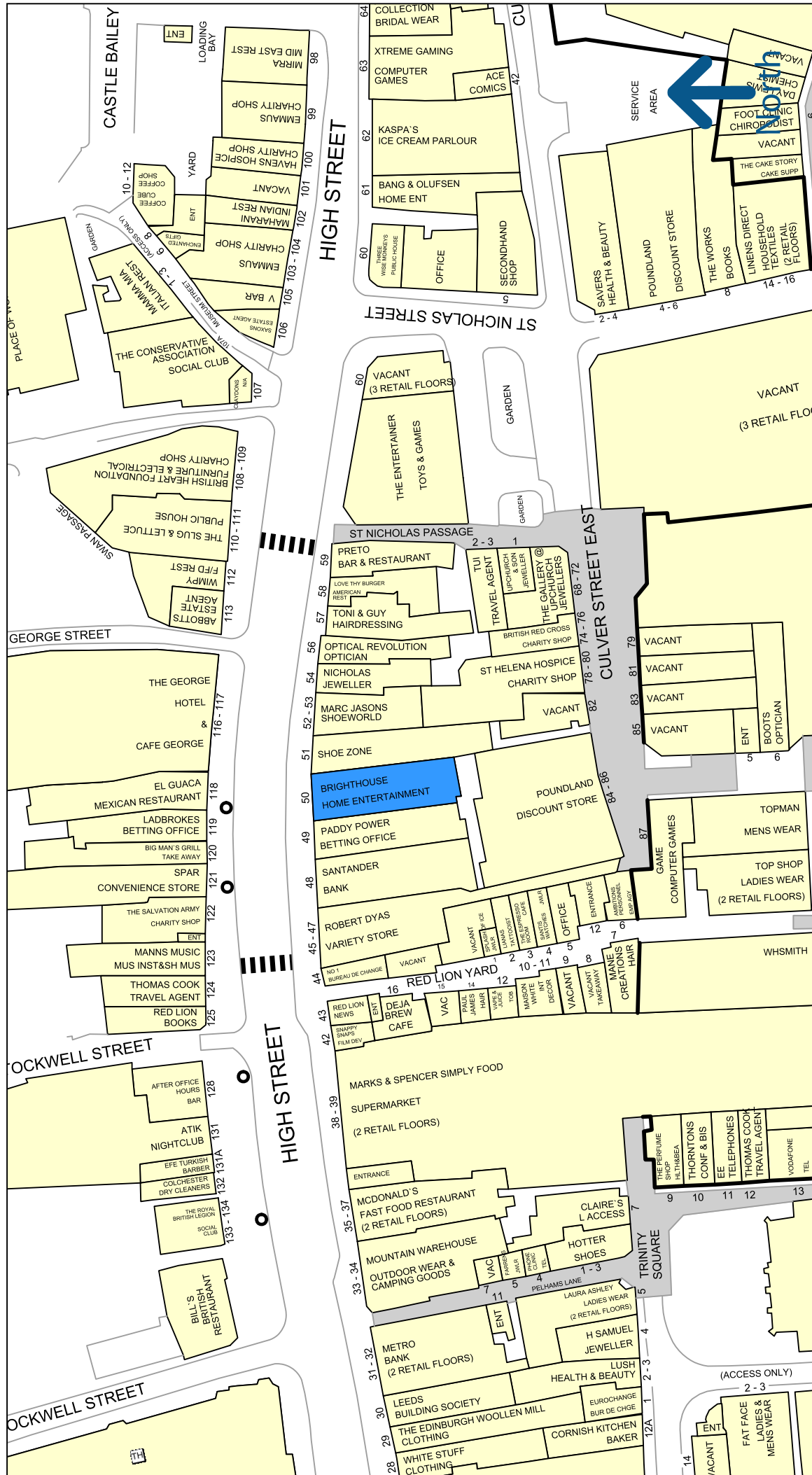
Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

The service charge budget for the year end 31st December 2018 is £17,380.

Energy Performance Certificate

B-50. Certificate available upon request.



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