

**TO LET  
£20,000 PAX**

**GROUND FLOOR  
RETAIL UNIT &  
FIRST FLOOR  
STORAGE  
'E' CLASS USE**

**NP NICHOLAS  
PERCIVAL  
COMMERCIAL**  
FOR SALE - FREEHOLD  
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01206 563222

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**40 LONG WYRE STREET  
COLCHESTER, ESSEX CO1 1LJ**

**NP NICHOLAS  
PERCIVAL  
COMMERCIAL**



# GROUND FLOOR RETAIL UNIT IN CITY CENTRE LOCATION

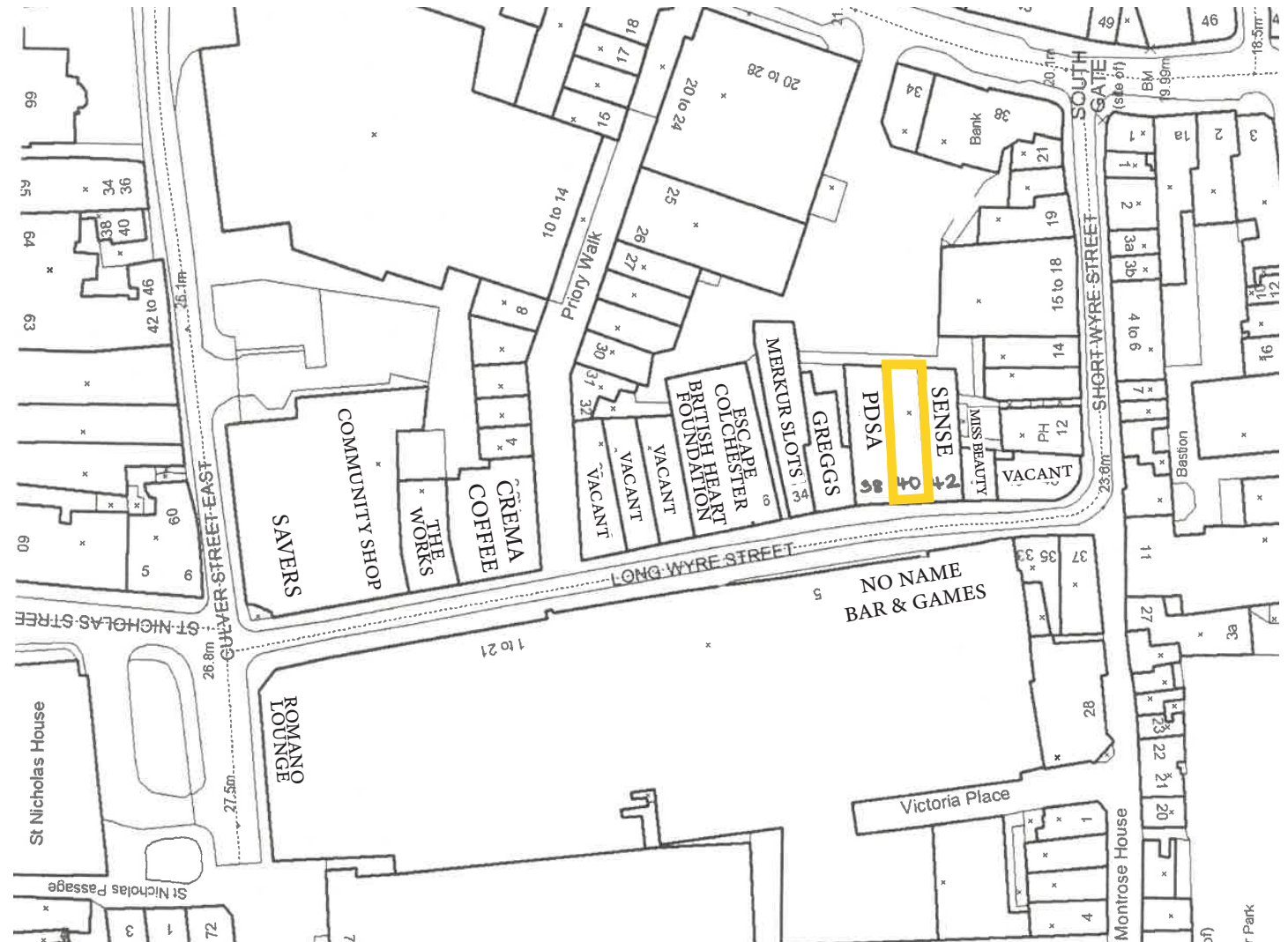
- Self-Contained Retail Unit extending to approximately 1,616 sq.ft. NIA(683 ITZA)
- Formerly occupied by CeX Limited
- 'E' Class Use - Alternative Uses Will Be Considered, STP
- Available Immediately

## LOCATION & SITUATION

Colchester is a City in Essex, located circa. 60 miles northeast of London and 30 miles east from London Stansted Airport. The City has a residential population of circa 200,000 and estimated catchment population in excess of 300,000. The catchment area extends over a densely populated rural area being bounded by Ipswich, Braintree and Chelmsford and includes towns such as Harwich and Clacton-on-Sea.

The subject property is located in the town centre, in a semi-pedestrianised pitch. The property is situated next door to Sense and PDSA charity shops.

Other nearby occupiers include the new No Names Bar & Games, Specsavers Opticians, Greggs the bakers, Escape Colchester, Cremaa Coffee, Savers Health & Beauty, Romano Lounge Restaurant



## DESCRIPTION

The property comprises a ground floor lock up shop with ancillary first floor storage / office to the rear. The property is self-contained, accessible from Long Wyre Street with a security roller shutter door.

Internally the property benefits from solid flooring, suspended ceiling with lighting and a floor to ceiling shop window on to Long Wyre Street.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. A copy of the certificate is available on the GOV.UK Non-Domestic Energy Performance Certificate Register.

## RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £24,250.

Interested parties are advised to make their own enquiries with the Colchester City Council Rates Department.

## TERMS

The property is available to let by way of a new effective, full repairing and insuring lease for a term to be agreed.

## RENT

£20,000 per annum exclusive plus VAT.

## LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

## ANTI MONEY LAUNDERING

Please note, Nicholas Percival Ltd are required to formally verify the identity of prospective purchasers prior to instructing solicitors.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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REF: C2719

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 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 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. (5) 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.