

TO LET (May Sell)

Retail Unit / New "E" Class – Commercial, Business and Services Unit
Extending to Approx. 619 sq. ft.

17 Trinity Street
Colchester
CO1 1JN

Town Centre Location
Busy Pedestrianised Area



RENT
£8,750 pax



Location

Trinity Street is located within a busy pedestrianised part of Colchester Town Centre, nearby St. Johns Street Bus Stop and St. Johns Multi Storey Car Park. 17 Trinity Street is adjacent to the junction with Sir Isaac's Walk, Scheregate Steps and Eld Lane, where nearby occupiers include The Purple Dog Public House, Baccus Clothing Store, Café 21, the Art Café, Timpson, Tresspass and Tindalls Stationers Ltd, to name a few.

Colchester has a population of approximately 190,000, and is a major commercial, retail and administrative centre, located 53 miles north-east of Central London via the A12 trunk road and 18 miles South of Ipswich via the A14 dual carriageway. Colchester North Station is located on the mainline to London (Liverpool Street) with journey times of approximately 55 minutes.

Description

The property comprises a two storey, early 20th Century building, constructed of brick walls beneath a pitched tiled roof, providing frontage on to Trinity Street. The property is currently fitted out as a ground floor restaurant with kitchen and restaurant/stores on first floor. The property extends to a net internal area of approximately 619 sq. ft. (57.50m²).

The new E (Commercial, Business or Services) class includes Shops (A1), Financial and Professional Services (A2), Restaurants and Cafes (A3), Business Use (B1) and partly includes Non-residential Intuitions (D1), and Assembly and Leisure (D2).

Terms

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

Our Client may consider selling the property freehold should suitable terms be agreed, Subject to Contract.

Rent

£8,750 per annum exclusive.

Business Rates

The property has a Ratable Value of £9,300. Due to the Ratable Value being less than £12,000, occupiers may be able to achieve full business rate relief.

EPC

The property has an EPC Rating of C59

Viewing

Strictly by prior appointment with the Sole Agents Nicholas Percival Ltd.

Tel: 01206 563222

Email: info@nicholaspercival.co.uk

C. tbc.

All prices and rentals quoted are exclusive of VAT (if applicable)

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.

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