






2 St. Johns Wynd, Colchester, Essex, CO1 1WQ



To Let
City Centre Retail Unit
722 Sq Ft (67 Sq M)

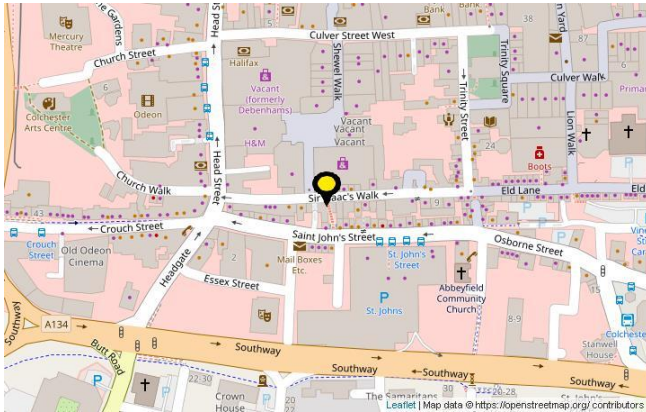
-  Busy Pedestrian Thoroughfare
-  Class E (Retail) Use
-  Would Suit A Variety Of Uses (STP)
-  First Floor Sales/Ancillary Area
-  New Lease Available



PROPERTY DETAILS

Location

Colchester, now with City status has an urban population of approximately 185,000 and benefits from excellent road communications with the A12 providing access to the M25 (J.28) and the A14 at Ipswich leading to Cambridge, the M11 and M1 Motorways. The main rail line station provides access to London Liverpool Street with a fastest journey time of approximately 46 minutes.



Description

The premises immediately fronts St John's Wynd, a stepped pedestrian thoroughfare linking St John's Street with Sir Isaacs Walk, through to the busy Culver Shopping Centre, St. John's Shopping Centre and multi-storey car park, which provides a good source of regular footfall. The unit forms part of the Culver Centre which houses many leading multiples including H&M, TK Maxx, Superdry, Schuh, as well as a wide variety of independent traders.

Accommodation

The property has a Net Internal Floor area (NIA) of **722 sq.ft (67 sq.m)**.

Terms

The property is available by way of a new full repairing and insurance lease by way of a service charge for a term of years to be agreed, incorporating periodic upward only rent reviews.

Rent

£9,500 per annum inclusive of service charge and insurance but exclusive of VAT, Business Rates and all other outgoings.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

The property benefits from an established Class E (Retail) use but is considered suitable for a variety of uses, subject to planning. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £8,500.

Energy Performance Certificate

The property has an EPC rating of C55. A copy of the certificate is available upon request.

For viewings and further details please contact



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