9

HIGH STREET
COLCHESTER
CO1 1DA

TO LET

HIGH QUALITY SPACE SUITABLE FOR A RANGE OF USES UNDER CLASS E INCLUDING RETAIL, RESTAURANT AND CAFÉ USE AMONG OTHERS
GROUND & LOWER GROUND FLOORS

10,548 SQ FT
(980 SQ M)

Computer generated image for illustrative purposes only, showing the potential of the space

DESCRIPTION

9 High Street is a landmark building occupying a prominent position at the heart of Colchester's principal retail pitch. Arranged over ground and lower ground floor levels, extending to a total of 10,548 sq ft, the property offers a rare opportunity to occupy substantial space within one of the city's most recognisable buildings with frontage to the main High Street and Culver Street.

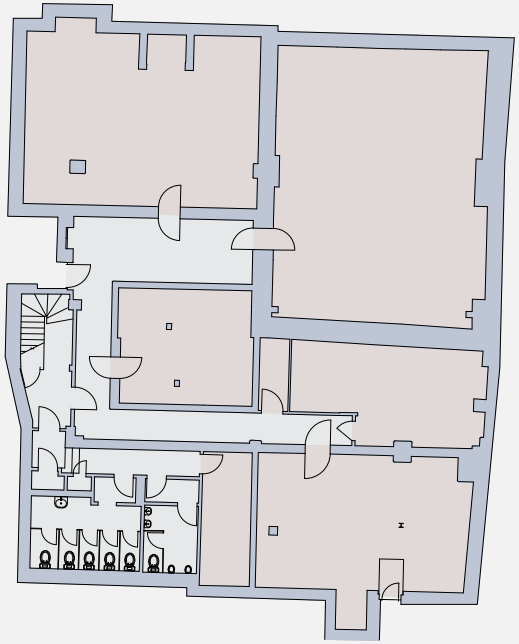
The accommodation benefits from excellent natural light, generous floor-to-ceiling heights and the distinctive character of a landmark former banking hall, providing a flexible and atmospheric canvas particularly well suited to restaurant or café operators. The space is available in its entirety or may be capable of subdivision, subject to discussion.

SPECIFICATION

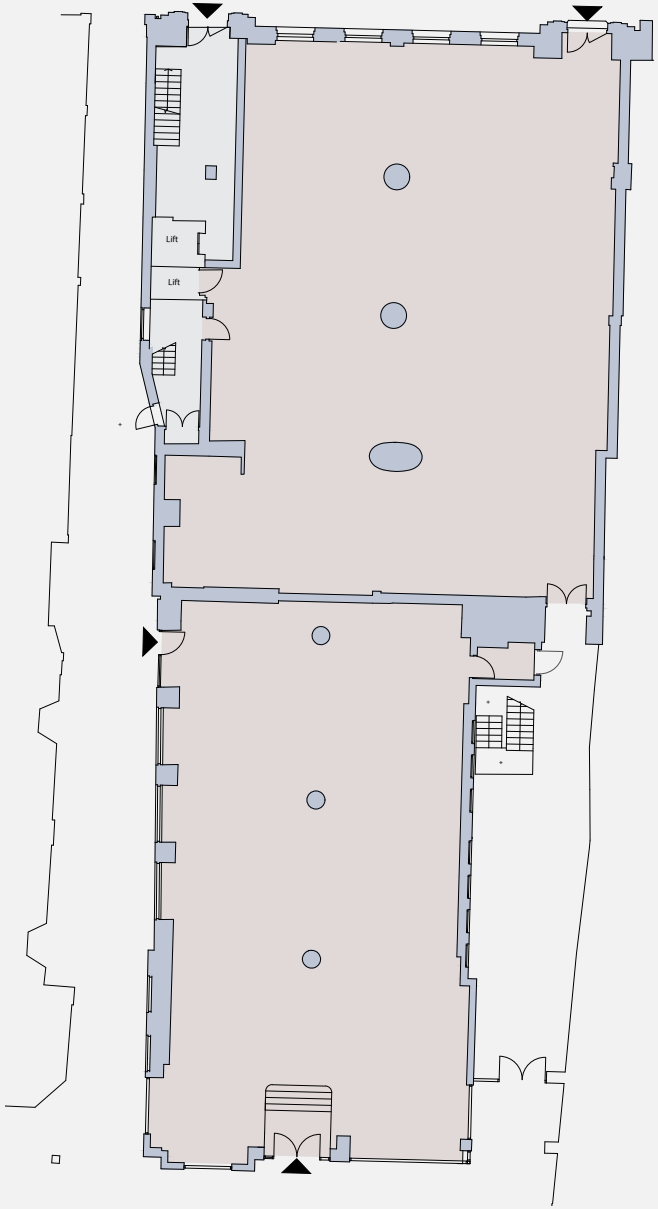
- Impressive floor-to-ceiling heights providing an exceptional sense of space
- Large windows delivering abundant natural light throughout
- WC facilities
- Prominent frontage onto Colchester High Street
- Available as a whole or potentially in part, subject to discussion.

FLOORPLANS

LOWER GROUND FLOOR



GROUND FLOOR



ACCOMMODATION

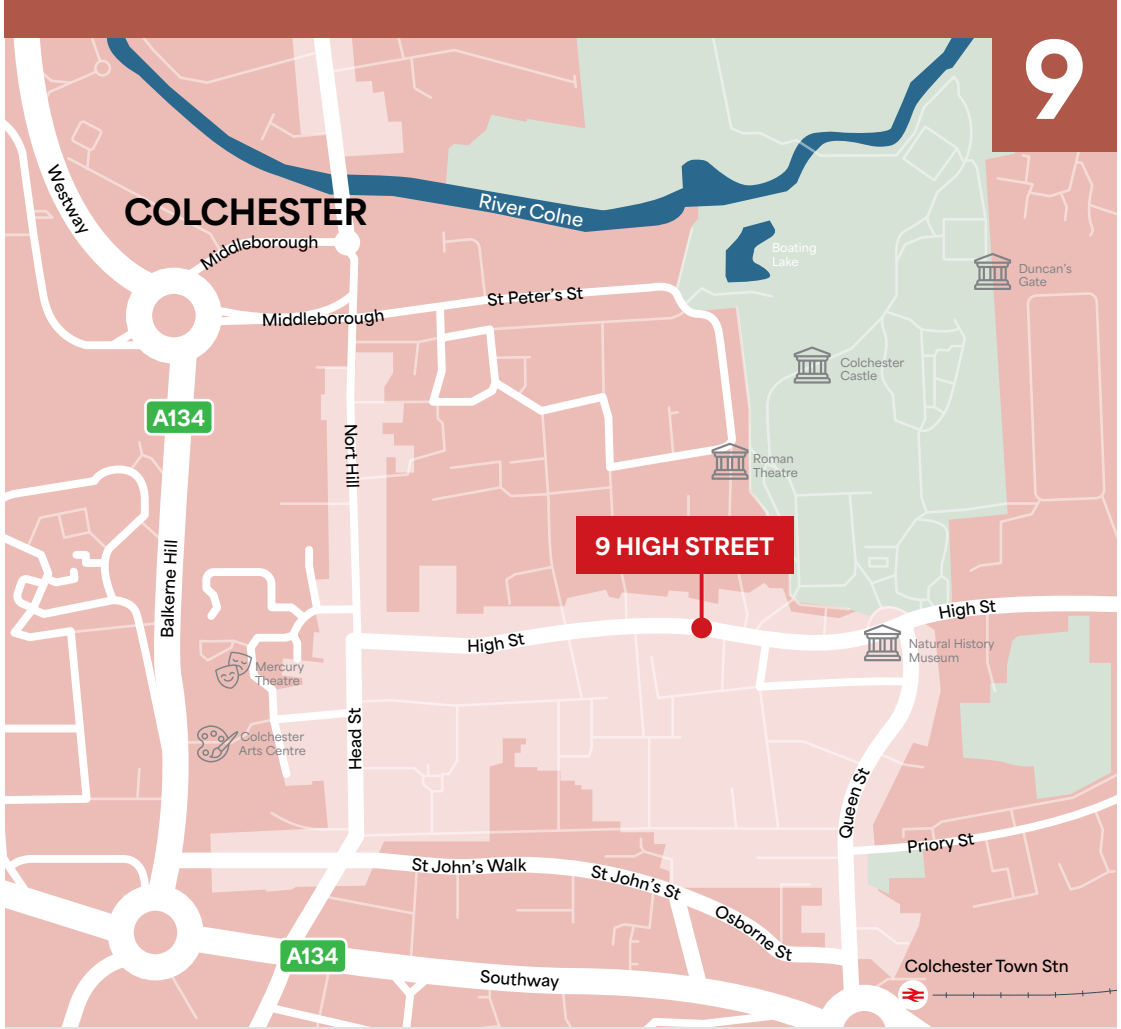
The accommodation is summarised as follows:

FLOOR	GIA (SQ FT)	GIA (SQ M)
Ground	6,544	608
Lower Ground	4,004	372
TOTAL	10,548	980

LOCATION

Colchester is Britain's oldest recorded city, granted city status in 2022, and the principal retail and commercial centre for North Essex and South Suffolk. With a city population of over 200,000 and an estimated catchment of approximately 300,000, the population has grown by over 11% since 2011 – outpacing both the East of England and national averages. A median age of 39 skews younger than the regional average, supporting strong demand from food, beverage and experiential operators throughout the day and evening.

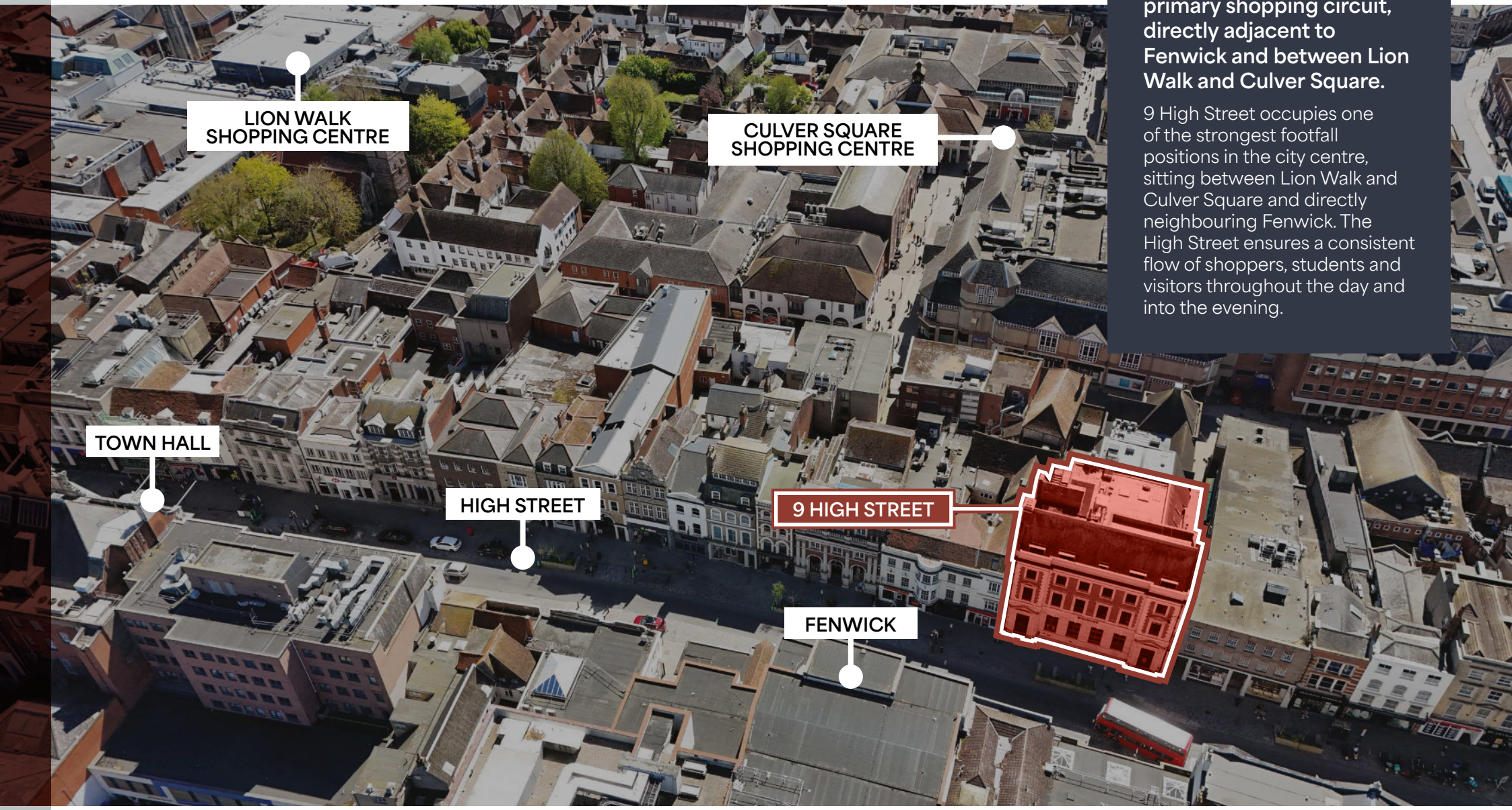
The High Street sits at the heart of Colchester's primary shopping and leisure circuit, linking Fenwick – one of the country's leading independent department stores – with Lion Walk and Culver Square. Lion Walk recently recorded 100% occupancy with footfall up 12% year-on-year, reflecting the strength and momentum of Colchester's retail circuit. The University of Essex brings a significant student population to the city, driving year-round consumer spending.



TRANSPORT LINKS

Colchester station provides direct services to London Liverpool Street in as little as 47 minutes via Greater Anglia, with up to four trains per hour during peak periods. The A12 gives fast road access to the M25 and Central London, with the city approximately 49 miles north-east of the capital. Stansted Airport is within approximately 35 minutes by car.

SITUATION



A landmark position at the heart of Colchester's primary shopping circuit, directly adjacent to Fenwick and between Lion Walk and Culver Square.

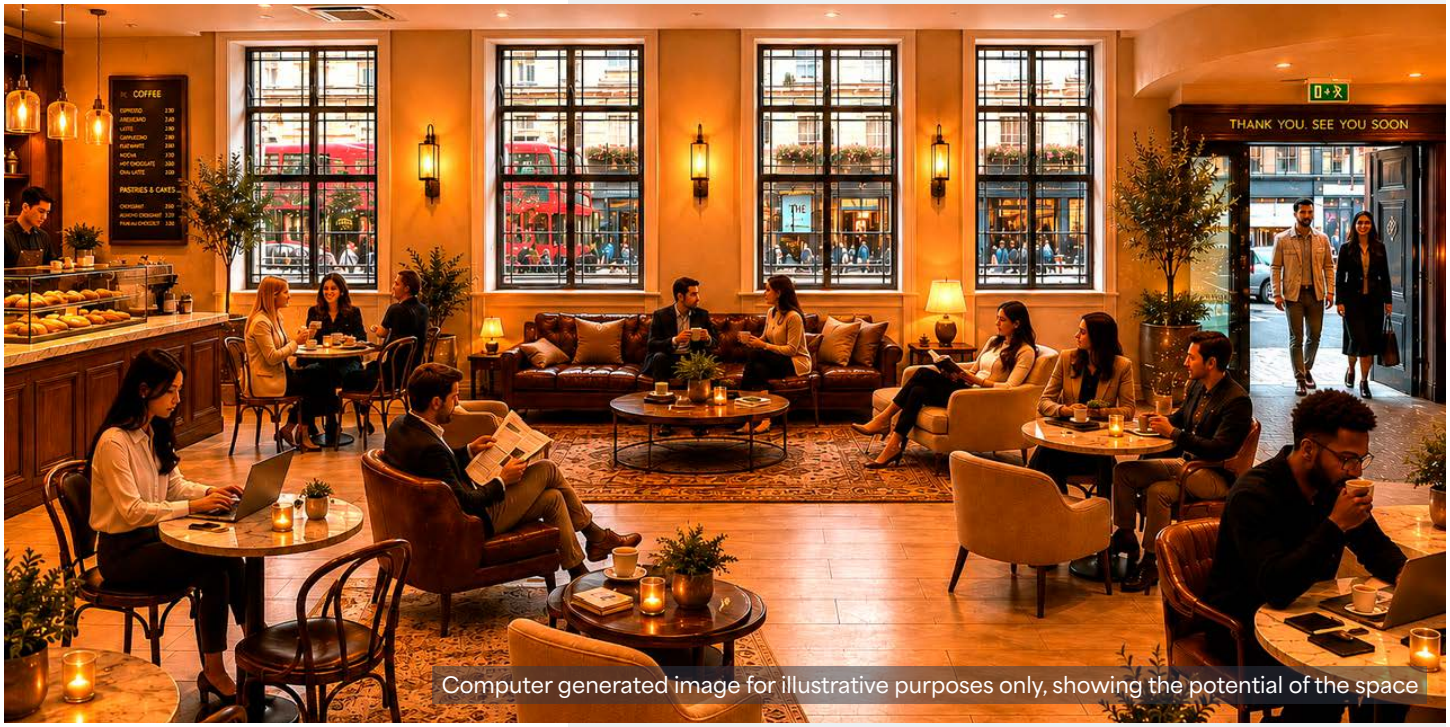
9 High Street occupies one of the strongest footfall positions in the city centre, sitting between Lion Walk and Culver Square and directly neighbouring Fenwick. The High Street ensures a consistent flow of shoppers, students and visitors throughout the day and into the evening.

GALLERY

TO LET

HIGH QUALITY CLASS E SPACE GROUND & LOWER GROUND FLOORS

10,548 SQ FT
(980 SQ M)



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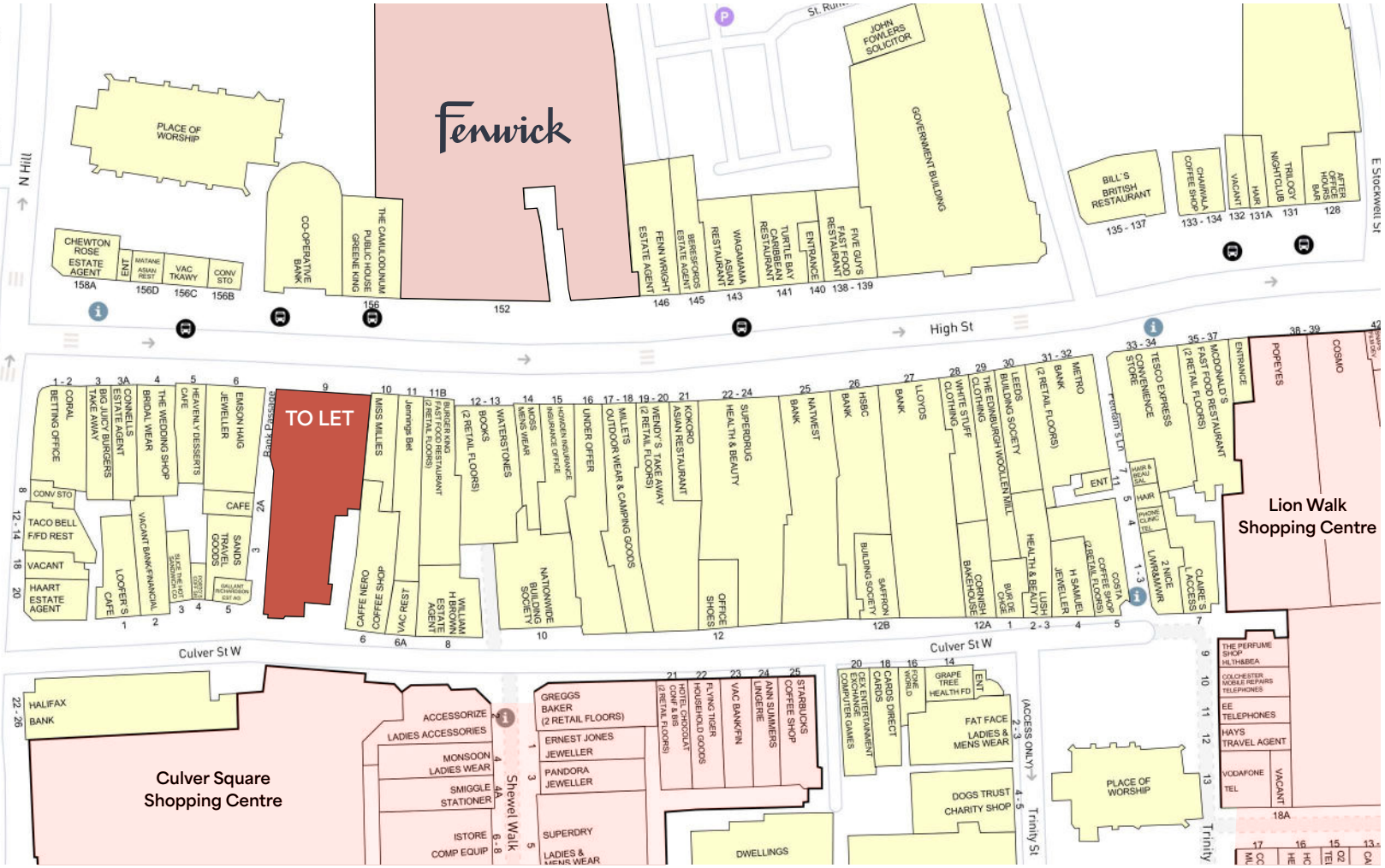
RETAILING IN THE VICINITY

9 High Street sits within Colchester's strongest retail and leisure pitch, directly adjacent to Fenwick – the city's dominant premium department store offering six floors of luxury brands including Chanel, Dior, Jo Malone and Reiss, with Caffè Nero and Carluccio's operating within the store.

Lion Walk is home to Primark, River Island, Boots and JD Sports, while Culver Square adds H&M, TK Maxx and Starbucks. Recent café and coffee openings across the city centre - including Pret at Lion Walk and Knoops - reflect the strength of Colchester's café market and the clear opportunity for quality food and beverage operators on the High Street.



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EPC

The property has an EPC rating D

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, any party entering into Heads of Terms will be required to provide satisfactory evidence of identity.

RENT

Rent to be advised.

SERVICE CHARGE

The property is subject to a service charge. Further details available on request.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed. All figures are quoted exclusive of VAT.

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CONTACT DETAILS

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