



**RENT: £20,000 PAX
(£1,667 PCM)**

SITUATION AND DESCRIPTION

Hair & Son are delighted to offer this freehold lock up retail shop to let just off Colchester High Street on Sir Isaacs Walk. The premises benefits from the space being shared over the ground and first floor, a three-phase electricity supply and air conditioning (untested).

Easy access to Colchester Town railway station providing access to London Liverpool Street. Local occupiers include H&M, Trespass and a range of other national, regional and local retailers.

ACCOMMODATION

MAIN SALES AREA: 13'10" X 20'02"

STORAGE AREA: 8'02" x 6'02" (approximately)

STAIR LEADING TO THE FIRST FLOOR:

FIRST FLOOR:

FIRST FLOOR SALES AREA: 14'01" X 20'06" (approximately)

W/C

Gross Internal Floor Area: 692 SQ.FT (64 SQ.M)

DESCRIPTION

The property comprises a ground and first floor lock up retail premises.

RATEABLE VALUE

The 2023/2024 rateable value is £12,750 which is chargeable at 49p. in the pound. Interested parties should satisfy any queries relating to the rates payable via Colchester City Council.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of E-101

TERMS

The premises are to let on a new full repair and insuring lease for a term to be agreed at a rent of £20,000 per annum exclusive

VIEWING

Prior telephone appointment with Hair & Son:
01702 394959 (Option 3).

Ground Floor



First Floor



Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.
Photos are for representation only and do not imply the inclusion of fixtures or fittings.
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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More than an estate agent
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