

01206 577667

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Retail Shop – To Let



## 2 St John's Wynd, Colchester, Essex, CO1 1WQ

Asking Rent: £7,500 Per Annum Exclusive

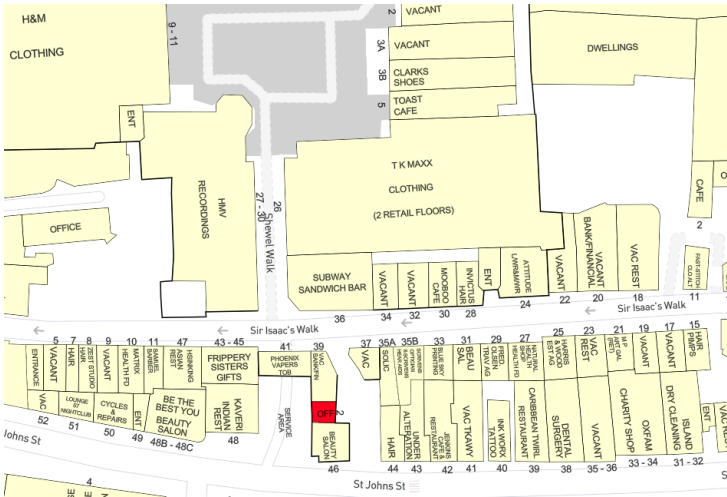
673 sq. ft (62.55 sq. m)

- Desirable City Centre Location
- Close to Culver Square Shopping Centre
- Busy Pedestrianised Thoroughfare
- Class E (Retail) Use
- Would Suit a Variety of Uses (STP)

## Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28). Stansted Airport is situated approximately 35 miles to the west and is within a 50-minute drive. Mainline railway station with regular trains to London Liverpool Street and Stratford.

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. The unit forms part of the Culver Centre which houses many leading multiples including H&M, TK Maxx and Toast and a wide variety of independent traders.



## Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease by way of a service charge for a term of years to be agreed, incorporating periodic upward only rent reviews.

## Asking Rent

£7,500 per annum inclusive of Service Charge and Insurance but exclusive of Business Rates, VAT and all other outgoings.

## VAT

The property is elected for VAT.

## Rateable Value

The property appears in the Valuation List with a Rateable Value of £8,500. Small business rates relief may apply.

## Town Planning

We are advised that that the property benefits from a Class E (Retail) Use. Interested parties should make their own investigations with Colchester Borough Council on 01206 282222.

## Legal Fees

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

## EPC

The property has a current EPC rating of C55.

## Description

The property comprises a fully glazed ground floor retail unit with first floor storage/office.

## Accommodation

The property has the following Net Internal Area:

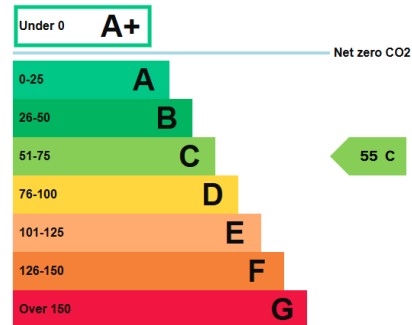
Ground Floor Sales: 448 sq.ft

First Floor Office: 225 sq.ft

**Total: 673 sq. ft (62.55 sq.m)**

## Energy rating and score

This property's energy rating is C.



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