

Shop to Let

COLCHESTER

33 High Street

Suitable for A3 use

Location

The property occupies an enviable corner location fronting Colchester High Street with a return frontage onto Pelhams Lane. The unit is situated between McDonalds and Metro Bank. National retailers in the immediate vicinity include Marks & Spencers, Five Guys and Fenwicks.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground, first and second floors, comprising the following approximate net internal floor areas:-

Ground Floor	3,150 sq ft	292.6 sq m
First Floor	3,402 sq ft	316 sq m
Second Floor	691 sq ft	64.2 sq m

Lease

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

Rent

£125,000 per annum exclusive.

EPC

An EPC has been commissioned and a copy can be provided upon request.



Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£95,000
UBR (2020/2021)	£0.512
Rates Payable	£48,640

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

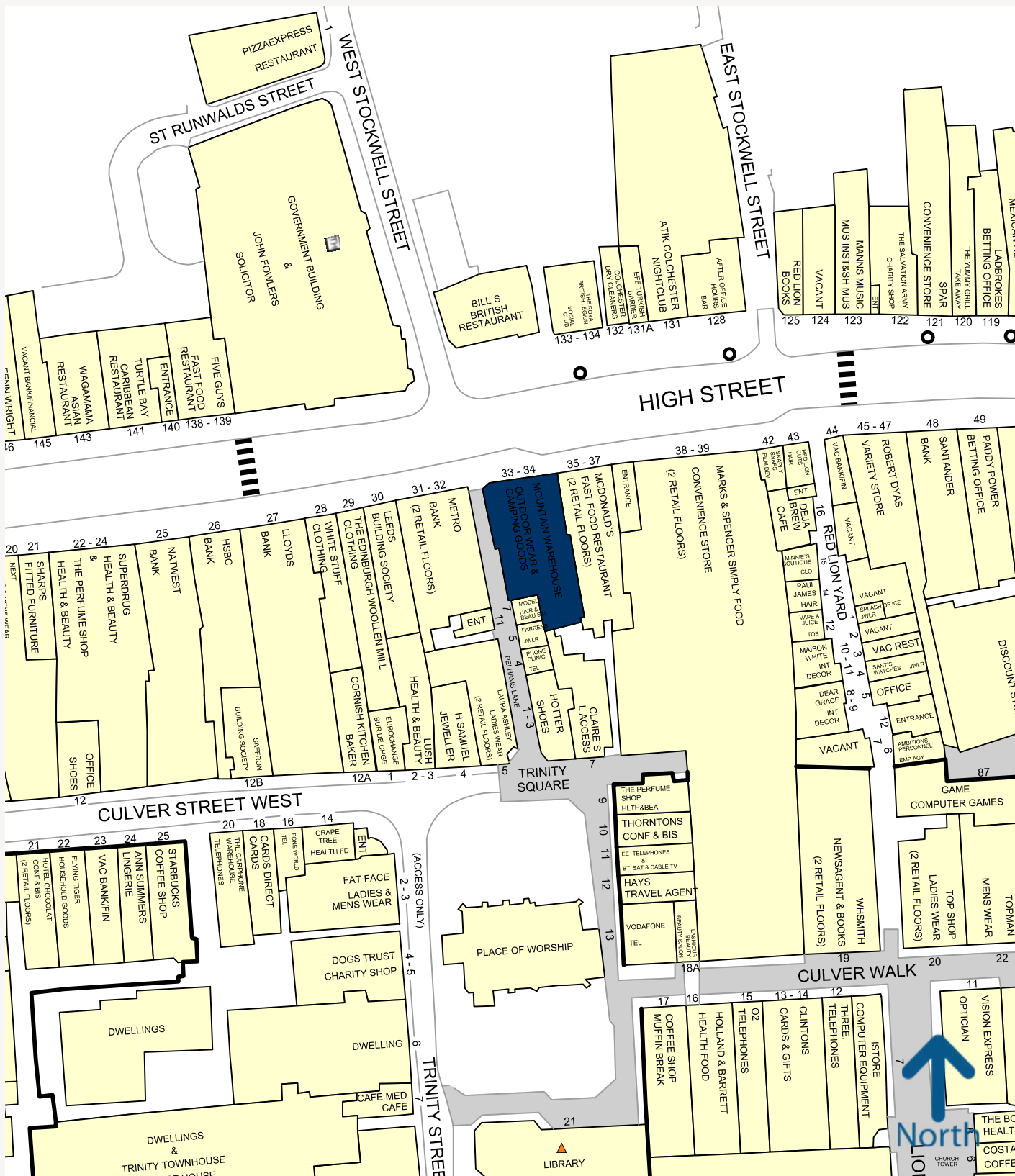
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.