

**16 SHORT WYRE STREET
COLCHESTER
ESSEX, CO1 1LN**

LEA SEHOLD



RETAIL SHOP

Sales Area – 1,470 sq.ft. (136.7 sq.m)

Ancillary Storage

Pedestrianised location

Rear Servicing

Asking Rent - **£32,500 p.a.x.**

WHYBROW 
chartered surveyors
& property consultants



Regulated by RICS

Church Street, Colchester, CO1 1NF

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LOCATION & DESCRIPTION

The property is situated on the eastern edge of Colchester town centre, close to the junction with St Botolph's Street / Queen Street and within the heart of the St Botolph's Regeneration Area. Multi-storey car parking facilities are available in Osborne Street.

The property comprises an extensive lock-up shop with first floor storage accommodation and rear servicing via Queen Street. Major occupiers in the vicinity include Long Tall Sally, Sue Ryder, Argos and the Co-op.



ACCOMMODATION

According to our calculations the property has the following dimensions and net internal floor areas :

Gross Frontage		30ft
Internal Width		22ft 5in widening to 27ft
Shop Depth		60ft 10in
Ground Floor	- Sales	1,470 sq.ft.
	- Stores 1	140 sq.ft.
First Floor	- Store	1,040 sq.ft
	- Kitchen	50 sq.ft
Net Internal Floor Area		2,700 sq.ft. (250.83 sq.m)

TENURE – Leasehold

TERMS

The property is available by way of new full repairing and insuring lease via a service charge at an asking rent of **£32,500** per annum exclusive.

RATEABLE VALUE

We are advised by Colchester Borough Council that the property appears in the Valuation List with a rateable value of £31,250.

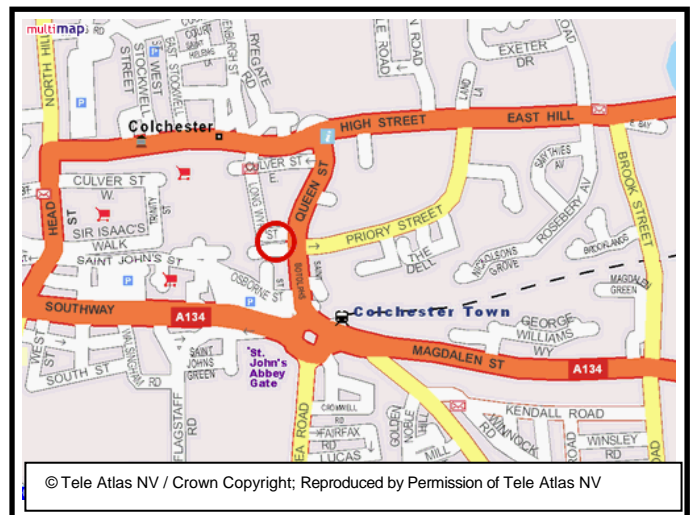
LEGAL COSTS

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

VIEWING Strictly by prior appointment through the sole agents

Whybrow Chartered Surveyors 01206 577667

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