

01206 577667

www.whybrow.net

Retail Shop – To let

 Whybrow



## 28 St John's Walk, Colchester, Essex, CO2 7AL

Asking Rent: Upon Application

34,741 Sq. Ft (3,227 Sq. M)

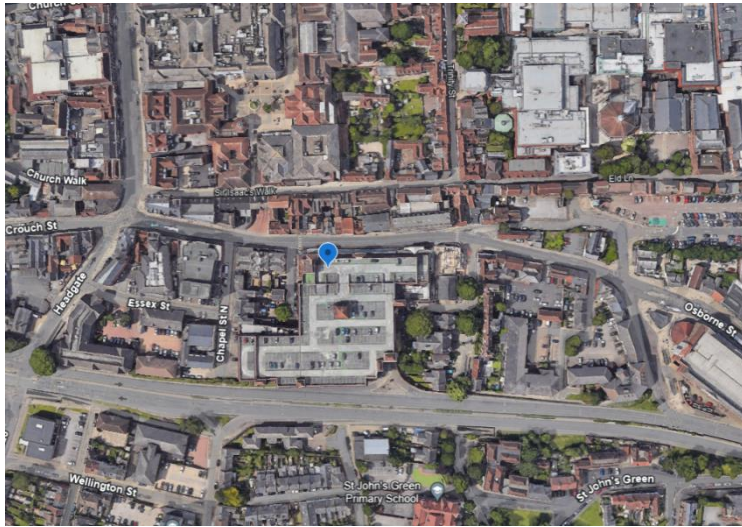
- City Centre Location
- Substantial Retail Shop
- Multi Storey Car Parking Available Above
- Suit Various Uses Including Leisure, STP
- New Lease Available

## Location

Colchester is Britain's oldest recorded town and is currently the 4th fastest growing location in the UK. The population is relatively affluent with a combined prime and secondary catchment of 246,000 people.

The subject property is located in a busy City Centre location forming part of an established shopping centre and below a 720 space car park.

Directly outside are numerous bus stops and steps leading to the Culver and Lion Walk shopping centres.



## Description

The Centre which is arranged over four floors and completed in 1993 provides extensive ground retail space. The premises comprises a substantial ground floor retail store with an extensive frontage to St John's Street and to the internal entrance mall with rear servicing/ loading via St Johns Avenue.

## Accommodation

The property benefits from a Net Internal Area (NIA) of 34,741 sq. ft (3,227.5sq.m)

## Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

The property is available on both a temporary and permanent basis.

## Rent

Terms Upon Request.

## Service Charge

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

## Legal Fees

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

## Planning

The property has an established Class E (Retail) use. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Business Rates

The property is to be reassessed for Business Rates.

## EPC

The property has an EPC rating of C66.



**Ewan Dodds BSc FRICS**  
ewan.dodds@whybrow.net  
01206 577667



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667