

01206 577667

www.whybrow.net

Retail Unit – To Let

 **Whybrow**



137a High Street, Colchester, Essex, CO1 1SP

Asking Rent: £8,500 Per Annum Exclusive

116 Sq. Ft (10.8 Sq. M)

- New Lease Available
- May Suit a Variety of Uses, Subject to Planning
- 2 Car Parking Spaces Available by Separate Negotiation
- NCP Car Park Nearby
- Good Access to Bus Routes

Location

Now with City status, Colchester is a major economic centre in north Essex with a resident population of circa 185,000 people which is due to expand to over 200,000 people.

The City benefits from excellent access to the A12, M25 (J. 28), the A120 to the Ports of Harwich and Stansted Airport and via the A14 via Ipswich to the Midlands. Main line rail links to London Liverpool Street have a fastest journey time of 46 minutes.

The subject property occupies a prominent position down West Stockwell Street, off of the High Street, within an area of retail and office uses, directly opposite, Metro Bank and Tesco Express and behind Bills Restaurant.



Description

The property comprises ground floor accommodation, accessed via a short flight of steps. Internally, it benefits from a small hand basin, with separate WC facilities and additional storage located to the rear of the premises.

Accommodation

The property benefits from a Net Internal Area (NIA) of 116 sq.ft (10.8 sq.m).

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) Lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£8,500 per annum (£708.33 per month) exclusive of Business Rates, Utilities, VAT, Service Charge and all other outgoings.

Service Charge

The property is subject to a service charge.

Service Charge for 2025-2026 currently approx. £86 per annum (£7.20 per month). Further details are available upon request.

Rateable Value

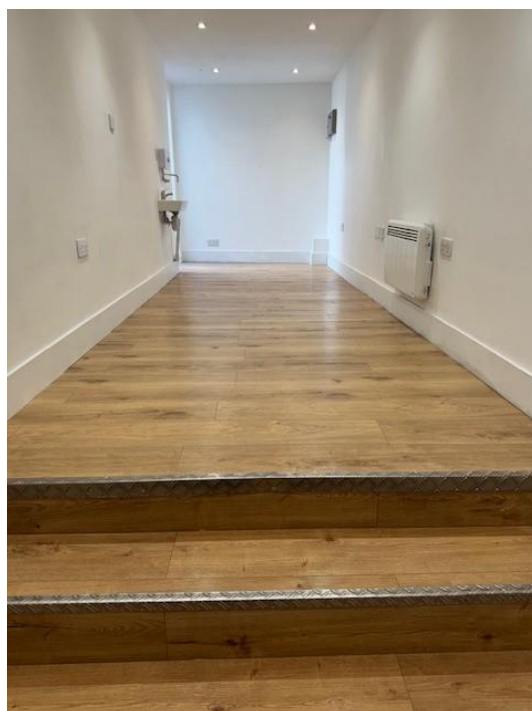
The property appears in the Valuation List with a Rateable Value of £4,600.

Business Rates for 2025-2026 £2,295 (£191.25 per month).

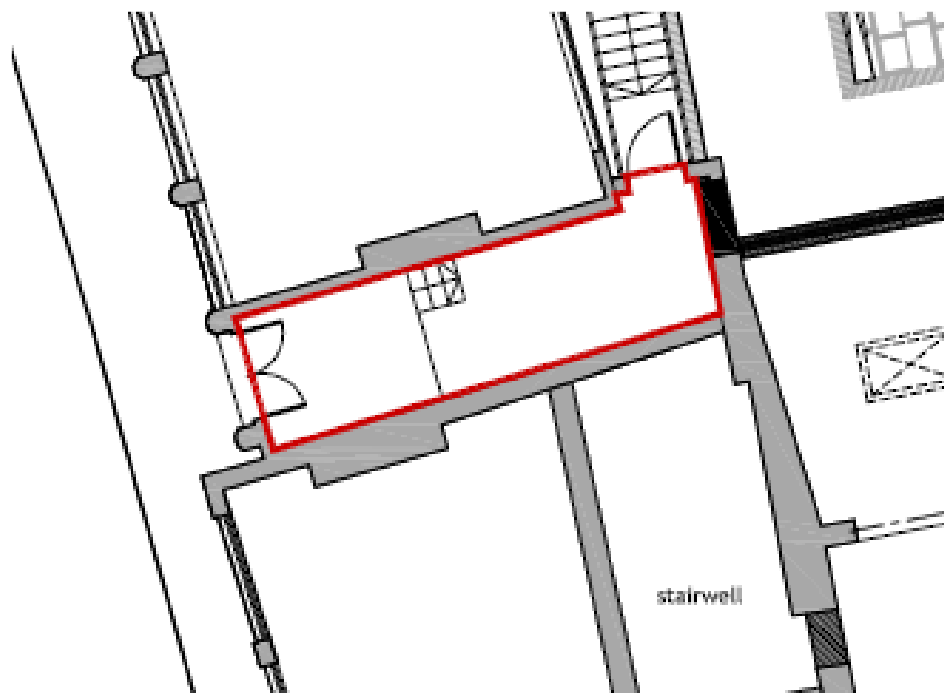
100% Small Business Rate Relief applicable if only business property.

Legal Fees

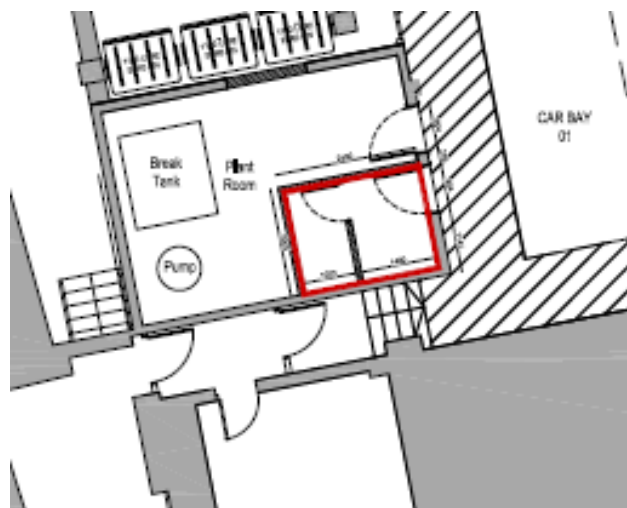
Each party is to bear their own legal costs throughout the course of any transaction.



GROUND FLOOR/STREET LEVEL



BASEMENT LEVEL W/C AND STORAGE



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