



AVAILABLE TO LET

Well Presented Two-Storey Retail / Office Unit

**15 Sir Isaac's Walk,
Colchester, Essex, CO1 1JJ**

RENT

£18,000
per annum (plus VAT)

AVAILABLE AREA

872 sq ft
[81.0 sq m]

IN BRIEF

- » Well Presented Two-Storey Retail / Office Unit
- » Ground Floor Open Plan Retail / Office Space
- » First Floor Offices / Meeting Rooms / Treatment Rooms
- » WC & Tea Point Facilities
- » Busy And Popular Location With High Foot Traffic

LOCATION

Sir Isaac's Walk is a popular pedestrianised thoroughfare leading directly into Colchester's main retail centre. It adjoins the Culver Square Shopping Centre, one of the town's principal retail destinations and home to major national occupiers including Boots, Primark and H&M. A full range of amenities is available nearby, including car parking, shops, restaurants and public transport links. Colchester North Station (approx. 50 minutes to London Liverpool Street) is also within walking distance.

DESCRIPTION

The property comprises a well-presented, two-storey retail/office unit with a full-width display frontage, prominently situated on Sir Isaac's Walk.

The ground floor provides a generous retail area, benefiting from a tea point, rear storage, and a suspended ceiling with recessed LED lighting.

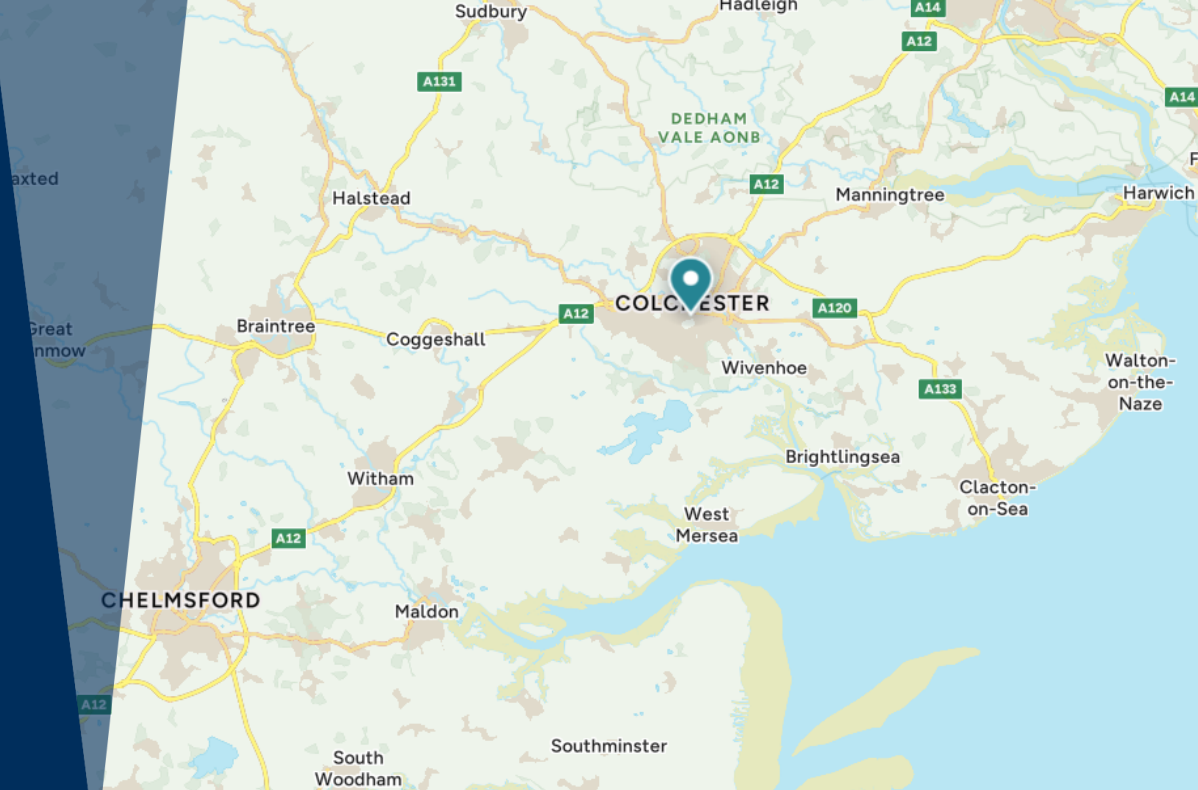
The first floor offers an open-plan office or breakout space, two separate offices/treatment rooms and WC facilities. The first floor benefits from electric radiators and LED Lighting.

The property is well suited to a variety of uses to include beauty or hair salon, retail purposes, or office use.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » **Ground Floor:** 448 sq ft [41.6 sq m] approx.
- » **First Floor:** 424 sq ft [39.4 sq m] approx.
- » **Total:** 872 sq ft [81.0 sq m] approx.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £18,000 per annum plus VAT.

SERVICE CHARGE

A service charge provision will be included within the lease, but to date one has not been levied. Any charges will be payable on an ad hoc basis.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £1,210.38 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £16,250.

Therefore estimated rates payable of approximately £7,020 for the current year.

Interested parties are advised to make their own enquiries direct with the local rating authority to confirm their liabilities in this regard, and whether they may be able to benefit from any additional retail business rates relief.

DEPOSIT

A deposit will be required upon completion of the lease. The amount is assessed on a case by case basis and is subject to financial checks confirming the covenant strength of the company taking the lease.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (81) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

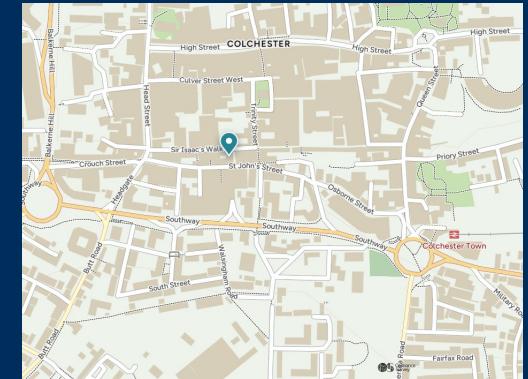
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
882 The Crescent
Colchester Business Park
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Particulars created 6 March 2026

