

**TO LET**

**GROUND FLOOR  
RETAIL SHOP**

**WITH 2 PARKING SPACES  
(approximately 550 sq. ft.)**

**61 HIGH STREET  
WIVENHOE  
ESSEX  
CO7 9AZ**

**£12,000 pax**





LOCATION

Wivenhoe is a small town located approximately 3 miles south east of Colchester on the River Colne. The town benefits from a number of independent shops, three public houses; the Greyhound, the Rose and Crown and the Black Buoy, a post office and a co-op convenience store. Wivenhoe train station is situated on the Sunshine Coast Line with regular services to Colchester and Clacton. The property sits on the boundary of the Wivenhoe Conservation Area.

DESCRIPTION

The property comprises a ground floor retail shop with rear office, WC and kitchen facilities. There are two parking spaces (tandem) behind the premises and immediately adjacent is a public car park.

Sales Area	335 sq. ft. (31.18m²)
Office/Store	215 sq. ft. (19.99m²)
<b>Total</b>	<b>550 sq. ft. (51.17m²)</b>

BUSINESS RATES

The property has a rateable value of £6,700. Occupiers may be eligible for small business rate relief. Interested parties are advised to make their own enquiries with the Local Authority, Colchester Borough Council.

ENERGY PERFORMANCE CERTIFICATE

D90 - a copy of the certificate is available on the GOV.UK ND EPC Register.

TERMS

The property is available to let by way of a new effective, full repairing and insuring lease at £12,000pax. All other terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to any transaction.

VIEWING

Strictly by prior appointment with the sole Agents, Nicholas Percival Chartered Surveyors.

For more information or to arrange a viewing please contact Thomas Noble.

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All prices and rentals quoted are exclusive of VAT if applicable.

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