

Retail / Business Premises Approx. 1,615 sq ft (150m²) With Parking
5 North Station Road, Colchester CO1 1RE



TO LET AT £26,000 PER ANNUM

- Prominent Location
- Office & Storage Area
- Allocated Car Parking
- Open Plan Retail Area
- Street Parking At Front
- High Footfall Area

LOCATION

The premises are prominently situated fronting North Station Road, a mixed commercial area within Colchester town centre. All major facilities and amenities including public transport (Colchester North Train Station) and car parks are close by.

Adjacent occupiers include; Machine Mart, Coral Bookmakers, One Stop and Dominoes.

DESCRIPTION

The premises benefit from a large glazed frontage (approx. 5.8m) with open plan retail / display area which has a suspended ceiling incorporating lighting and heating / air conditioning unit (not tested).

To the rear of the premises there is a separate access door, an office, a storage area (approx. 3.5 m height) and a toilet.

There are three allocated car parking spaces on site at the rear of the premises.

ACCOMMODATION

(all figures provided are approximate net internal areas)

Retail	Approx.	955 sq ft	88.7 m ²
Office	Approx.	100 sq ft	9.3 m ²
Store	Approx.	560 sq ft	52 m ²
Total	Approx.	1,615 sq ft	150 m²

TERMS

The premises are available to let on a new flexible lease, length (to not exceed June 2020) and terms to be agreed, at a rent of £26,000 per annum.

The figures quoted are exclusive of rates and VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance the communal areas, lighting, security, car park and landscaping. Approx. cost 2016/17 £536.00.

BUSINESS RATES

We are informed that the rateable value is £19,500. We estimate that the rates payable are likely to be in the region of £9,350 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

PLANNING

We have been advised that the premises benefits from an A1 (retail) and A3 (restaurant & café) planning consent. Interested parties are however advised to make their own enquiries direct with Colchester Borough Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class D (91) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



IMPORTANT NOTICE: -

These particulars are produced in good faith to give a fair overall view of the property and should not be relied upon as statements of representations of fact. Any areas, measurements or distances referred to are given as a guide only and are not precise. No warranty can be given for the services or equipment at the property and no tests have been carried out to ensure that the heating, electrical or plumbing systems and equipment are fully operational. It should not be assumed that fixtures, fittings, carpets etc. are to remain within the building and that the property has the benefit of the necessary Planning, Building Regulation and other consents. Furthermore no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. If there is any point which is of particular importance please ask for further information. Details prepared 24.05.17