

Birchall Steel Consultant Surveyors

**MODERN SHOP UNIT
with
EXTENSIVE FRONTAGE
OCCUPYING A HIGHLY PROMINENT CORNER SITE
CLOSE TO THE TOWN CENTRE**



Net frontage: 36 ft. 6"
Sales depth: 15 ft. 9" max
Net Sales area: 398 sq.ft.

First floor: Staff/Storage – 368 sq.ft. Basement storage: 136 sq.ft.

**1/3 CROUCH STREET
COLCHESTER CO3 3EM
TO LET ON A NEW LEASE
RENT - £19,500 PER ANNUM EXCLUSIVE**

Location

The shop occupies a highly prominent position at the junction of Crouch Street and Head Street in one of the busiest intersections in the town centre.

Colchester is the oldest recorded town in Britain and has a population of around 110,000, but serves a much wider catchment area. The town is also predicted to have the fastest population growth of any town in England over the next decade. Colchester is situated some 60 miles north west of London and some 30 miles from Stansted Airport.

Description

The property comprises a modern shop unit constructed of brick under a flat roof and which was occupied for many years by Thomas Cook. The shop provides the following accommodation, but please note that all dimensions and areas are approximate:

Net frontage:	36 ft. 6"
Maximum depth:	15 ft. 9"
Net Sales area:	398 sq.ft.
First Floor:	
Staffroom	18 ft. max x 10 ft.3" plus 6 ft. 3" x 4 ft. 9" providing 212 sq.ft.
Office/Store	16 ft 6" x 12 ft. 1" max providing 156 sq.ft. Staff cloakrooms each with WC and washbasin
Basement:	12 ft x 12 ft. providing 136 sq.ft.

Services

Main water, electricity and drainage are connected

Rates

Rateable Value: £ 14,750

Terms

The shop is available on a new full repairing and insuring lease for a term to be agreed. Rent £19,500 per annum exclusive – VAT will be chargeable on the rent.

Viewing

Strictly by prior appointment with the sole agents: -

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