



BRITISH
PROPERTY
AWARDS

2020 - 2021
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017
★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



William Harris Way, Colchester

GREAT OPPORTUNITY: Castle Estate Agents are pleased to offer FOR SALE this large shop with a 134 year lease of the premises. Its a large double/triple frontage achieving £12,500 per annum during the current lease. REF: RX278175-V6761E

- Large shop
- Communal parking
- Station 1.8 miles
- Zero business rates payable
- Available now
- Local community
- Close to Colchester town
- 979 sq. ft. with tiled flooring
- Double/Triple frontage
- Chain free

£185,000 Leasehold

Location

The premises is located at an ideal trading location that is surrounded by residential properties, surrounded by a development of flats above and close to other commercial properties which helps with passing trade. The premises comes with parking directly to the front of the unit

Tenure

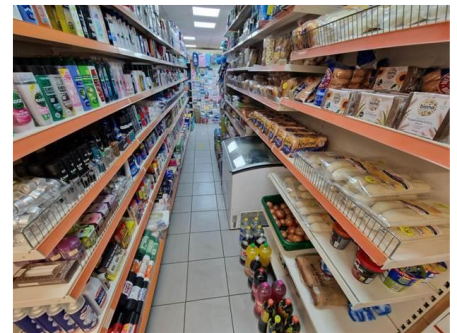
The seller has a long lease on the property with approximately 134 years which is unexpired. The Ground rent is payable at £197.64 per annum. The current tenant has a 16 year lease from the 21st June 2013 at a rental of £12,500 per annum exclusive. The lease is subject to a 4 year rent reviews with the next rent reviews due in June 2025

Premises

This terraced retail shop with a large double/tipple frontage, with fascia board and angle glazed entrance door leading into the premises which measures approximately 979 sq.ft. with tiled flooring, suspended ceiling, panel lighting and is arranged as:
Retail Zone A: 879 SQ.FT.
Retails Zone B: 101 sq.ft.

Business Rates

The premises is subject to a rateable value of £12,000 resulting in ZERO BUSINESS RATES PAYABLE, should small business rates relief apply to the tenant.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.