

31-32 Priory Walk, Colchester, Essex CO1 1LG



A1 Retail Unit

**To Let**

122.3 sq m  
(1,316 sq ft)

## Town Centre Retail Premises in Busy Pedestrian Thoroughfare.

- Located in busy pedestrian scheme next to Sainsbury supermarket
- Nearby occupiers include; Peacocks, Sainsbury's, Day Lewis Pharmacy, The Gym, Holland & Barrett, William Hill, Card Factory, CEX, Specsavers, the new Curzon Cinema and Visual Arts Facility
- Available immediately
- Energy Rating: E-119

# Details

## Location

Situated in the heart of Colchester, Priory Walk will form the main thoroughfare between St Botolphs' regenerated Arts, innovation and residential district, which will include the new Curzon Cinema along with a new hotel and restaurants, which are currently undergoing construction.

The shopping precinct comprises twenty units of varying sizes set in a domestic street environment characterised by small scale buildings interwoven into a tight frame work with pitched roofs and shop fronts which are enlivened by traditional signs and ornamentations.

National retailers present include Sainsbury's, Peacocks, William Hill, Card Factory and Holland and Barrett.

## Accommodation

The premises provide the following accommodation and approximate floor areas:

Ground Floor Sales Area	645 sq ft ( 60 sq m)
First Floor Store	671 sq ft (62.3 sq m)
<b>Total NIA</b>	<b>1,316sq ft (122.3 sq m)</b>

## Business Rates

From the Local Rating Authority we understand are assessed as follows:

Rateable value	£19,750
Approx. rates payable (2017/2018)	£9,480 pa

## For further information

**01206 216 565**  
**fennwright.co.uk**

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## Terms

A new effective full repairing and insuring lease is available on flexible lease terms at a rent of £10,000 per annum.

A service charge will be levied to cover exterior decorations (excluding shop front), maintenance of the shop's structure, cleaning and maintenance of the pedestrian walkway and rear service area

## VAT

The property is elected to VAT which will be chargeable on tenants outgoings at the prevailing rate.

## Viewing

Strictly by prior appointment with the joint agents:

### Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

James Angel 01206 216 558 [jda@fennwright.co.uk](mailto:jda@fennwright.co.uk)

### Jonathan Reubin

2B Church Walk, Colchester CO1 1NH

Contact:

Jonathan Reubin [jonathan.reubin@btconnect.com](mailto:jonathan.reubin@btconnect.com)

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