

COLCHESTER



TO LET

11-13 Church Street
Colchester
CO6 1TU

Retail
1,062 SQ.FT. (98.7 SQ.M.)

-  Central Village Location
-  Viewings from the 1st December
-  High foot traffic retail unit
-  Retail space with first floor office
-  Rent only £27,000 per annum



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Coggeshall is situated on the south side of the A120 which gives access to Colchester on the A12 to the east and Braintree, Stansted Airport and the M11 to the west. Furthermore, there is mainline railway services available in Kelvedon to the south offering a regular service to London (Liverpool Street).

A Commercial unit in the centre of Coggeshall. Historical buildings with shop frontage and large retail space.

ACCOMODATION

Retail space: 823 sq. ft (76.5 sq. m.)
 First Floor space: 239 sq. ft. (22.2 sq. m.)
Total Floor space: 1,062 sq. ft. (98.7 sq. m.)

TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

EPC

Awaiting EPC

BUSINESS RATES 2023

Interested parties are advised to contact Braintree District Council 01376 552525

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

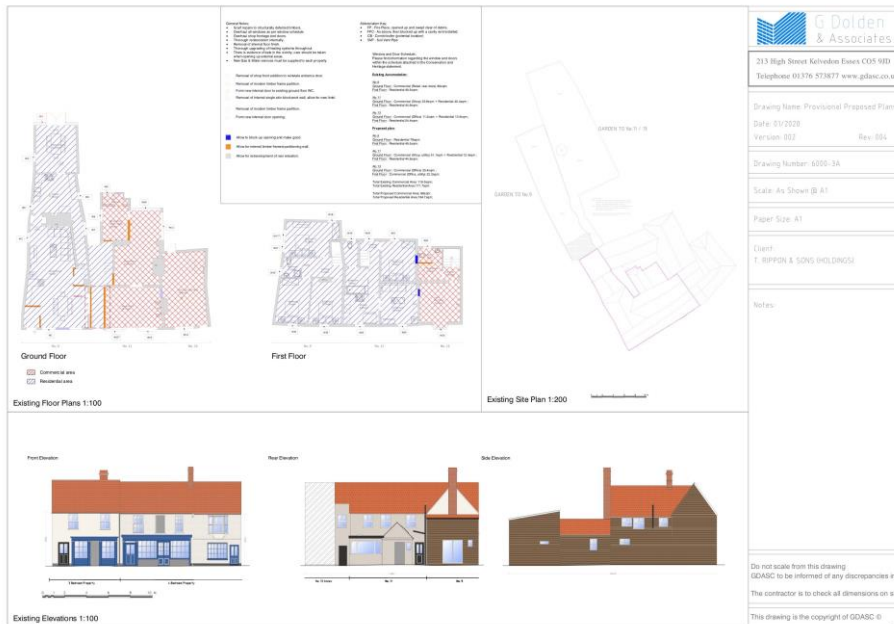
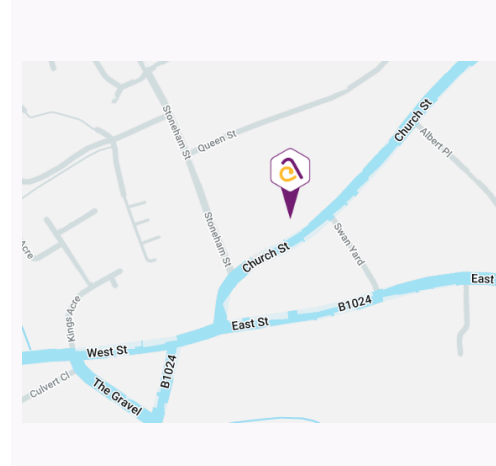
Leasehold

RENT

£27,000 per annum exclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Misrepresentation Act 1967

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