



AVAILABLE TO LET

Well Presented Ground Floor Retail Unit

2 Montrose House, Eld Lane,
Colchester, Essex, CO1 1LS

RENT

£10,500
per annum (plus VAT)

AVAILABLE AREA

545 sq ft
[50.60 sq m]

IN BRIEF

- » Full Height & Width Glazed Shopfront
- » Versatile Open Plan Retail / Office Space
- » Busy And Popular Location With High Footfall
- » Tea Point & W/C Facilities
- » Suitable for Various Uses (STP)

LOCATION

The property is situated on Eld Lane which is a highly regarded retail pitch to the southern side of Colchester's main shopping district. Eld Lane benefits from significant footfall and provides a pedestrian link to Queens Street and St Botolph's Street to the east, with Sir Isaac's Walk to the west leading to Culver Square and Head Street. Nearby occupiers include Boots, River Island and New Look.

DESCRIPTION

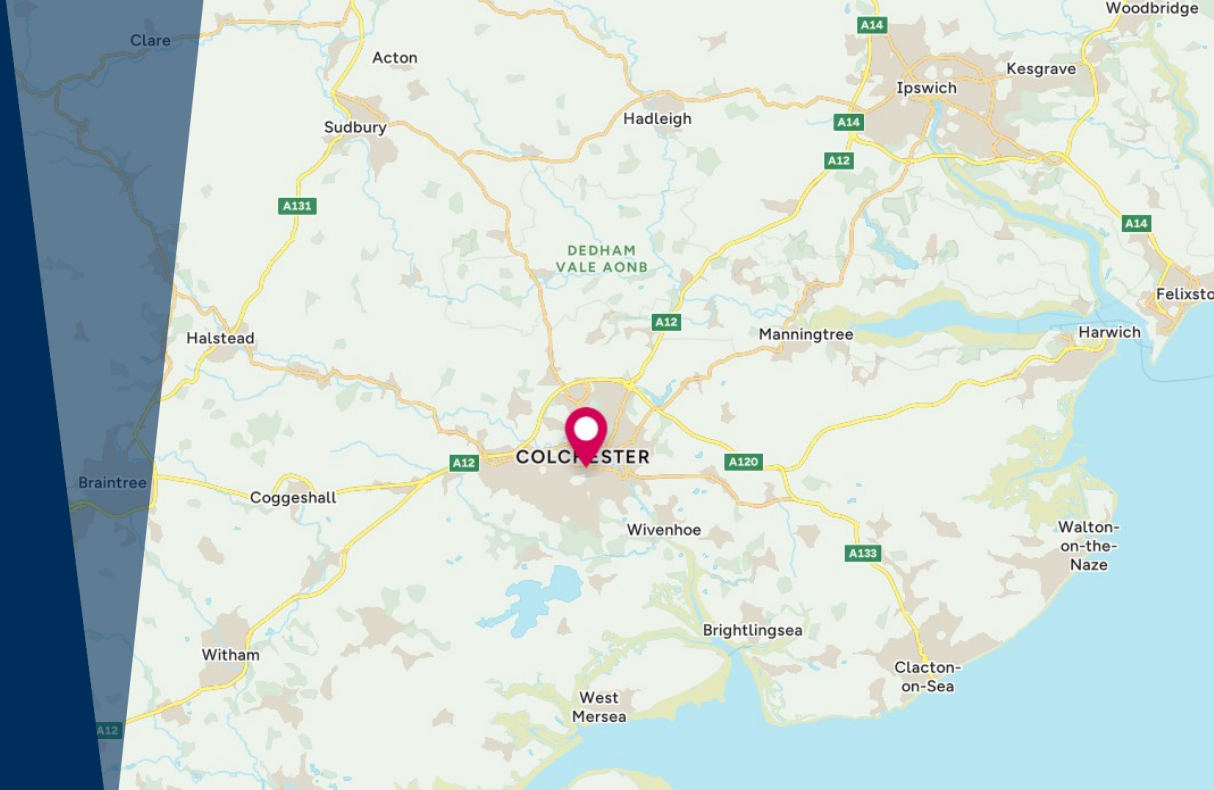
The unit comprises a mid-terraced ground floor retail unit that offers versatile open-plan retail or office space.

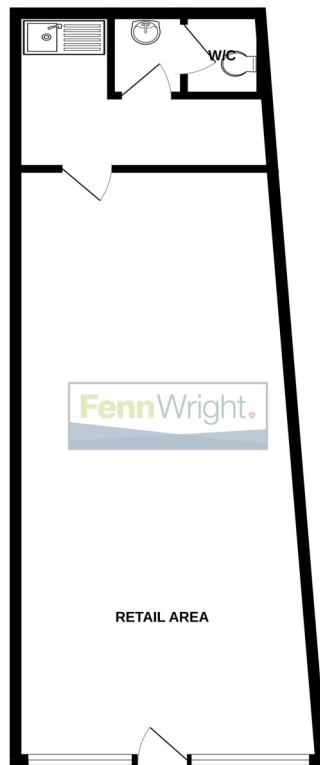
The property benefits from full height and width shop front windows, providing good levels of natural light, alarm system, a tea point and WC facilities.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- | | | |
|----------------|-----------|----------------------|
| » Retail Area: | 426 sq ft | [39.58 sq m] approx. |
| » Facilities: | 119 sq ft | [11.02 sq m] approx. |
| » Total: | 545 sq ft | [50.60 sq m] approx. |





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements and applications shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



TERMS

The premises are available to let on a new internal repairing and insuring lease, lease length and terms to be agreed, at a rent of £10,500 per annum (plus VAT).

We are advised that VAT is applicable.

SERVICE CHARGE

A service charge will be applicable.

Approximate cost for the current year is £500 plus VAT.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £250 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £13,000.

For rateable values between £12,000 and £15,000 concessionary rates relief may be available, subject to eligibility.

Interested parties are advised to contact the local rating authority to confirm their liabilities in this regard.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (66) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available upon request.

VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

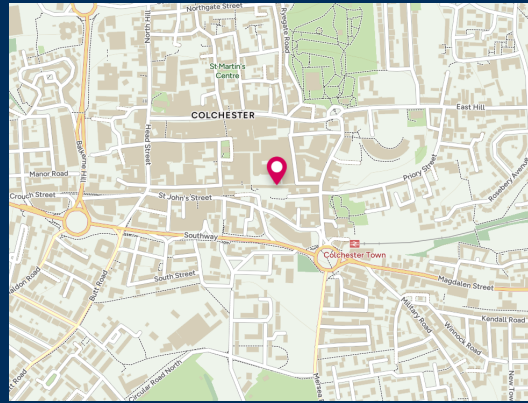
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- All quoting terms may be subject to VAT at the prevailing rate from time to time.
- Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 06 January 2024

Fenn Wright

