

Shop - Colchester, CO1

TO LET

40 Long Wyre Street,
Colchester, Essex, CO1 1LJ

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Vacant ground floor unit located in the heart of Colchester town centre
- Approximately 1,207 square feet (112.2 square metres)
- Available with a new lease and no premium
- EPC Rating – D

Location

The property is located on Long Wyre Street, in the heart of Colchester Town shopping district. Colchester is the largest settlement in Essex and is famed for being the first major city in Roman Britain. It is 50 miles (80 kilometers) northeast of London and is connected to London by the A12 and the Great Eastern Main Line railway. London Liverpool Street station can be reached in just over an hour from either Colchester Town station which is 0.4 miles away or Colchester station which is 1 mile away. The area is well served by buses.

Please note all times and distances given are approximate only.

Description

A ground-floor commercial unit arranged over ground floor only. The property measures 1,207 square feet (112.2 square metres) and benefits from glazed frontage, shutters, and suspended ceiling.

Please note that the sizes given are approximate only and sizes have been obtained from the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2024 Ratable Value: £24,250

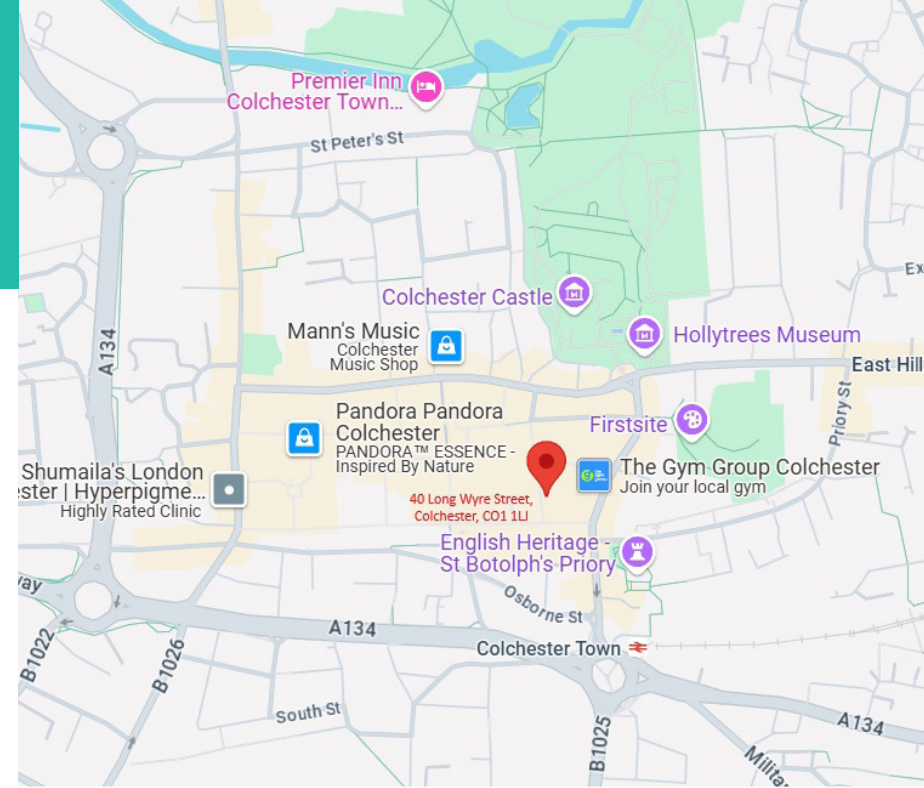
UBR (2024/25): 49.9p/£

Rates Payable: £12,100.75

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the Colchester City Council business rates department.

Terms

The property is available with a new lease at £25,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£25,000 per annum

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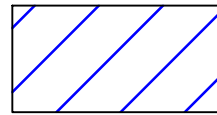
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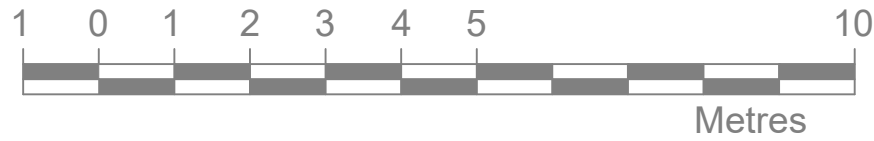
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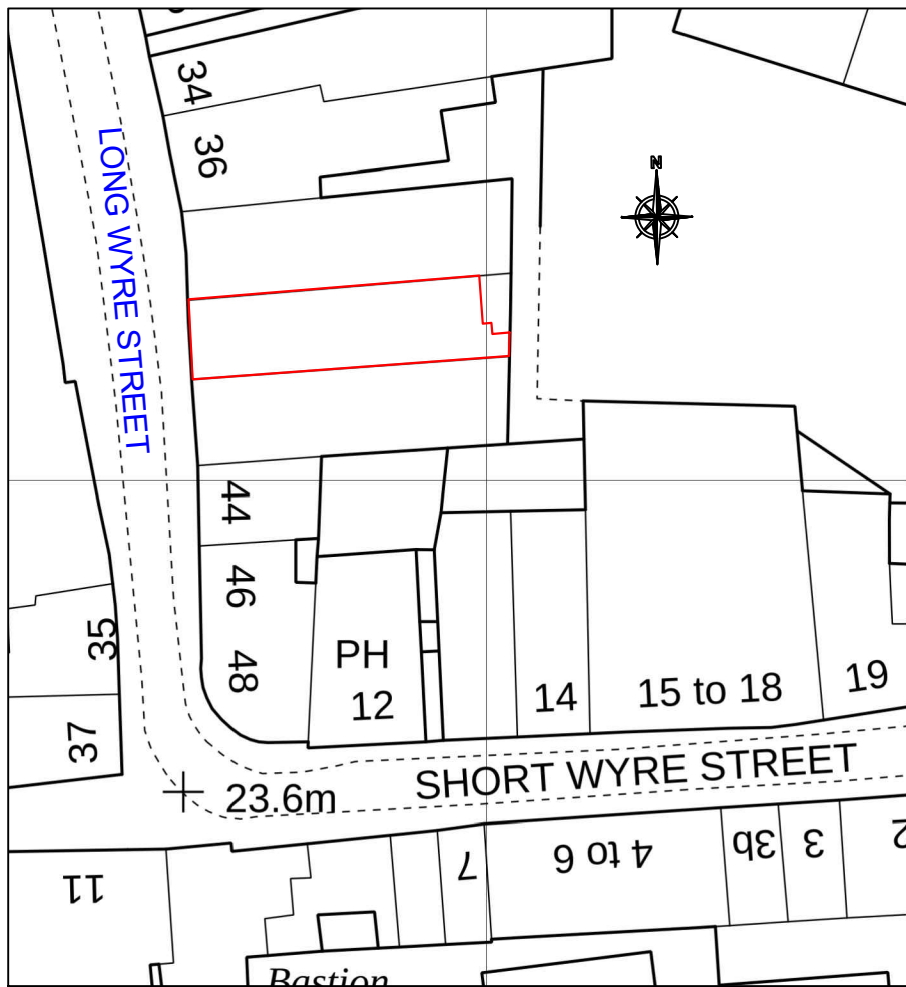
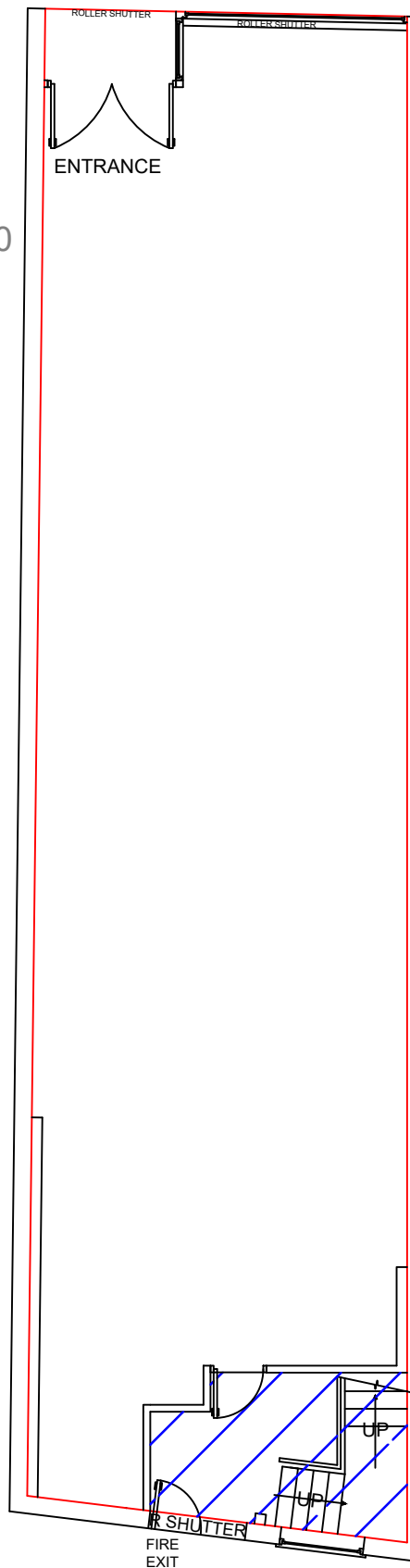
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AREA HATCHED IN BLUE ARE SHARED AREAS, USED IN COMMON WITH OTHER OCCUPIERS OF THE BUILDING



GROUND FLOOR PLAN



EXTRACT FROM ORDNANCE SURVEY @ 1:500, SHOWING LOCATION



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Date: 23rd January 2025

Drafted by:
J. Klement LLB(Hons) Grad Dip

Project: Lease/ Title plan

Property details:
40 Long Wyre street
Colchester
CO1 1LJ

Scale 1:100@A3

Drawing No:LWS-40/01

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