



38 LONG WYRE STREET
COLCHESTER, CO1 1LJ

£20,000 PER ANNUM
RETAIL UNIT TO LET

- Ground floor commercial unit measuring 1,248 square feet (115.94 square metres)
- Located on Long Wyre Street, well positioned in Colchester Town's shopping district
- Suitable for a range of uses
- Available with a new lease and no premium
- EPC Rating - E

Harston & Co

Location

The property is located on Long Wyre Street, in the heart of Colchester Town's shopping district. The unit benefits from the strong footfall generated by a mix of national retailers, independent boutiques, cafés, and restaurants. Nearby attractions such as Colchester Castle and the wider cultural quarter further support trade.

Long Wyre Street is well positioned to take advantage of the town's ongoing regeneration and growing residential population, with a number of new developments and public realm improvements driving increased activity in the surrounding area.

Situated 0.4 miles from Colchester Town station and 1 mile from Colchester station, the area is well-connected, providing direct services to London Liverpool Street (reachable in just over an hour), while nearby road links offer convenient access to the A12 and wider regional network. The area is well served by buses.

Colchester is the largest settlement in Essex and is famed for being the first major city in Roman Britain.

Please note all times and distances given are approximate only.

Description

Commercial unit measuring 1,248 square feet (115.94 square metres). It is arranged over ground floor only, and benefits from glazed frontage, shutters, and suspended ceiling.

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

Business Rates

The property will need to be revalued due to reconfiguration. The current 2026 rateable value is £24,500, however, we would expect this to decrease once reconfigured. All interested parties are advised to make their own enquiries with the Colchester City Council business rates department.

Terms

The property is available with a new lease at £20,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

Viewings

Please contact Harston&Co to arrange a viewing.



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