

COLCHESTER CO1 1JG

20 CULVER STREET WEST

PRIME SHOP TO LET



Second Floor
25 Foubert's Place
London W1F 7QF

LOCATION

The premises occupy a prime trading position within Culver Street West, the principal link between Culver Square and Lion Walk Shopping Centre.

Occupiers in the immediate vicinity include **Starbucks**, **Superdrug**, **Next**, **JD Sports** and **H&M**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged on ground floor only comprising the following approximate dimensions and net floor areas:

Gross Frontage	20 ft 3 in	6.2 m
Net Frontage	20 ft 5 in	6.2 m
Internal Width	18 ft 6 in	5.6 m
Shop Depth	53 ft 0 in	16.2 m
GF Sales	980 sq ft	91 sq m
GF Staff/Store	70 sq ft	6.5 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£62,500 per annum exclusive**.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

SUBJECT TO CONTRACT



RATES

The property is to be reassessed for rating purposes.

100% business rates relief until 31st March 2021 for eligible occupiers.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

EPC

An EPC has been commissioned and can be made available upon request.

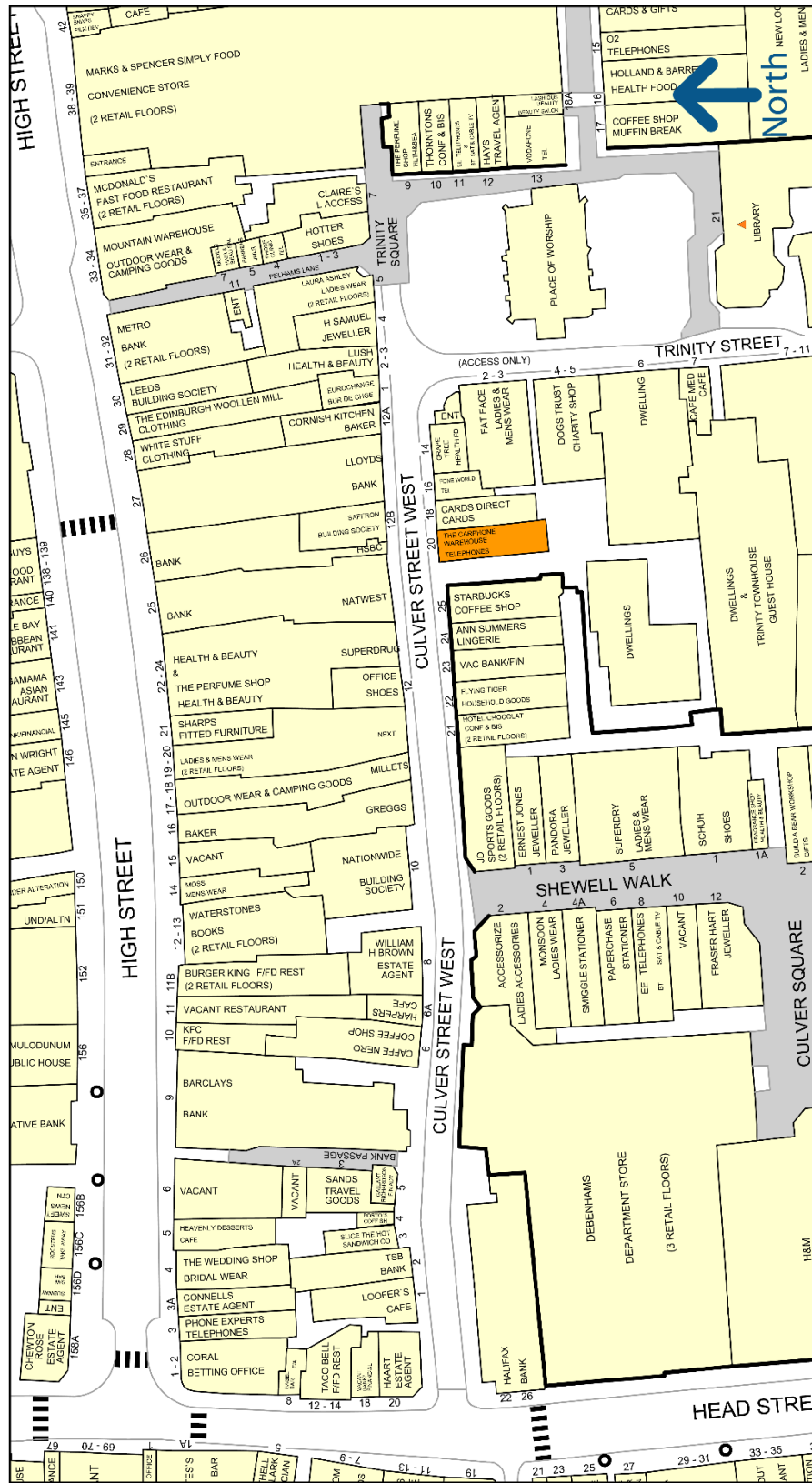
VIEWING

For further information or arrangement to inspect, please contact:

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