

Colchester – 37A Osborne Street, Essex CO2 7DB
Commercial Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Colchester – 37A Osborne Street, Essex CO2 7DB

Commercial Premises to Rent



Property Features:

- Comprises first floor commercial premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Within short walk from Colchester Town Station
- Occupiers nearby include Cake Box, Oxfam, Restaurants, Tattoo Studio and many more

Property Description:

Comprises first floor former hairdresser premises, providing the following accommodation and dimensions:

First Floor: 67 sq m (721 sq ft)

Open plan retail, storage, office, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £230.77 per week (PCM: £1,000)

Deposit: £3,000 (3 Months)

Rateable Value:

Rateable Value - £3,950 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



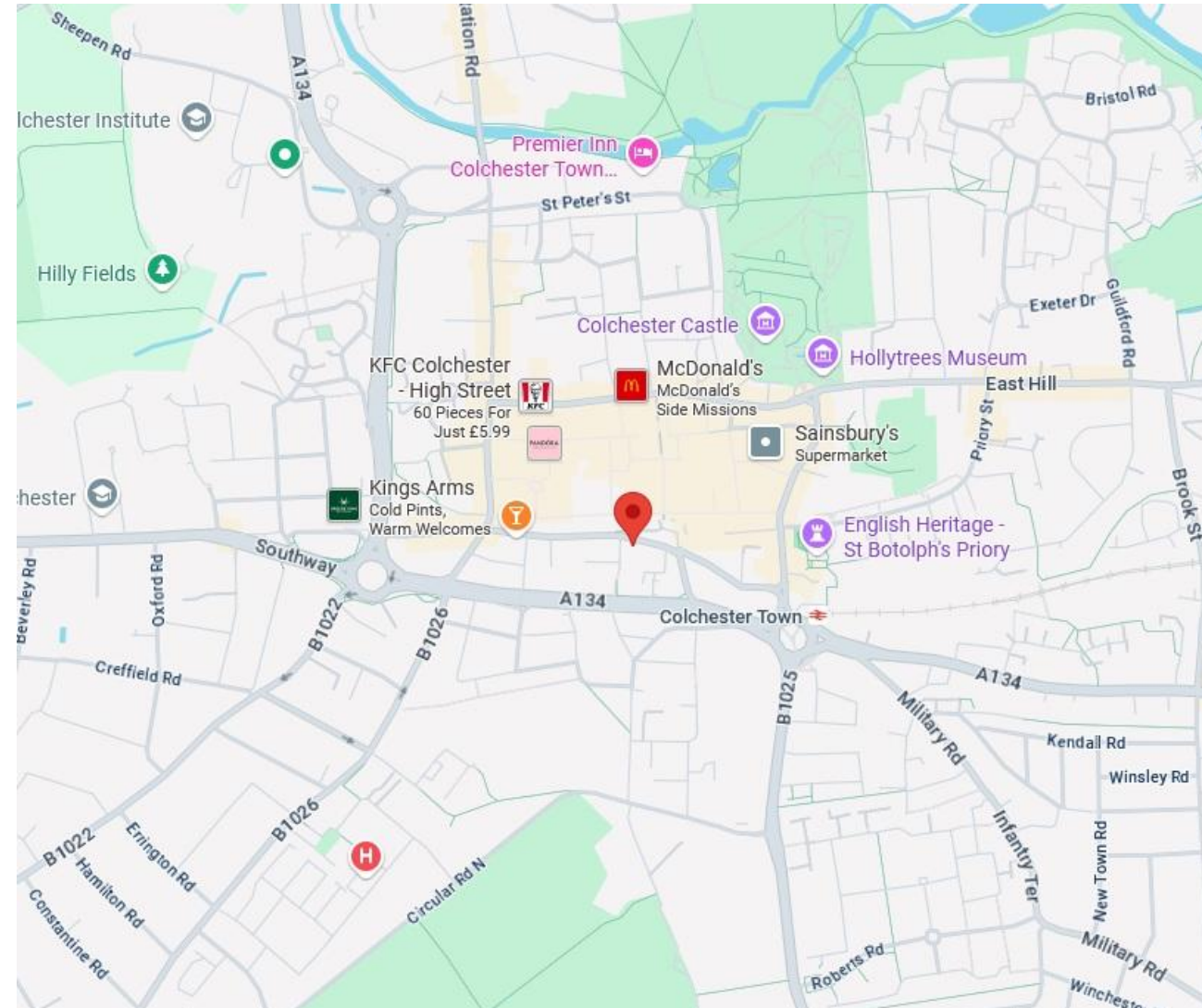
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Location:

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the Midlands via the A14 at Ipswich. The property is situated on Osborne Street, a busy arterial road near St Johns Walk Shopping Centre which houses various multiples including Iceland and Poundstretcher plus a 650 space multi storey car park. Colchester Town Train Station is within short walk. Occupiers nearby include Cake Box, Oxfam, Restaurants, Tattoo Studio and many more.

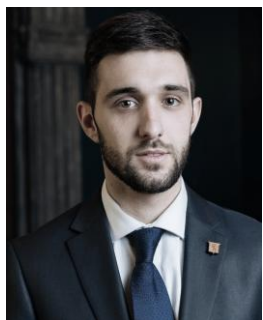


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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