

Colchester - 11 Short Wyre Street, Essex CO1 1LN  
Three-Storey Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Colchester - 11 Short Wyre Street, Essex CO1 1LN

## Three-Storey Retail Premises to Rent



### Property Features:

- Comprises part two and part three-storey retail premises fronting Short Wyre Street, together with additional retail frontage to the rear lower ground floor on Vineyard Street
- Benefits from vehicular access and a single car garage at the rear, offering convenient distribution and goods reception capabilities
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Total area size of 751.80 sq m (8,092 sq ft)
- Available on a new lease with flexible terms
- Occupies a busy pedestrianised location on the south east corner of the town centre in Eld Lane at its junction with Long Wyre Street and Short Wyre Street.



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### Property Description:

Comprising a prominently positioned retail premises arranged over part two and part three-storeys, fronting Short Wyre Street, together with additional retail frontage to the rear on Vineyard Street and a single car garage. The property is arranged to provide predominantly open plan retail accommodation across all floors, with ancillary staff and storage areas, together with a goods/service lift serving all levels, providing the following accommodation and dimensions:

Ground Floor: 276.50 sq m (2,976 sq ft)

Open plan retail, storage, goods lift

Lower Ground Floor: 187.30 sq m (2,016 sq ft)

Storage, 1 car garage, goods lift

First Floor: 288.00 sq m (3,100 sq ft)

Open plan retail, storage, goods lift

**Total GIA: 751.80 sq m (8,092 sq ft)**



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### Terms:

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

Rent: £1,250 per week (PCM: £5,416.66)

Deposit: £16,250 (3 Months)

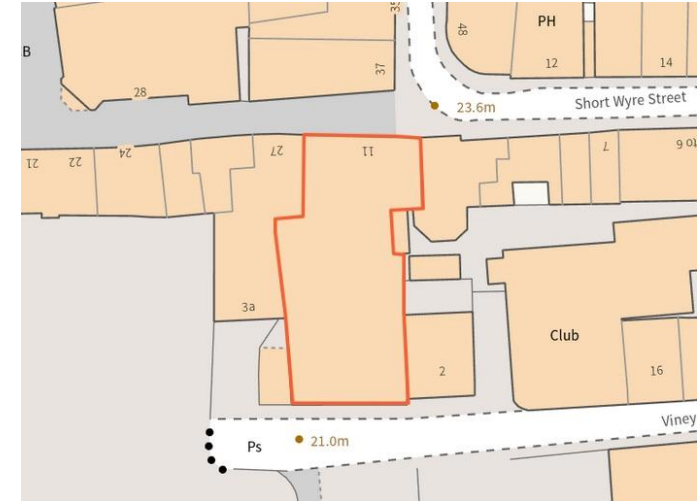
### Rateable Value:

Rateable Value - £64,500 p.a.

Rates Payable - Prospective tenants are advised to make their own enquiries with the local authority. Rates payable may vary subject, to usage and discount schemes available.

### EPC:

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



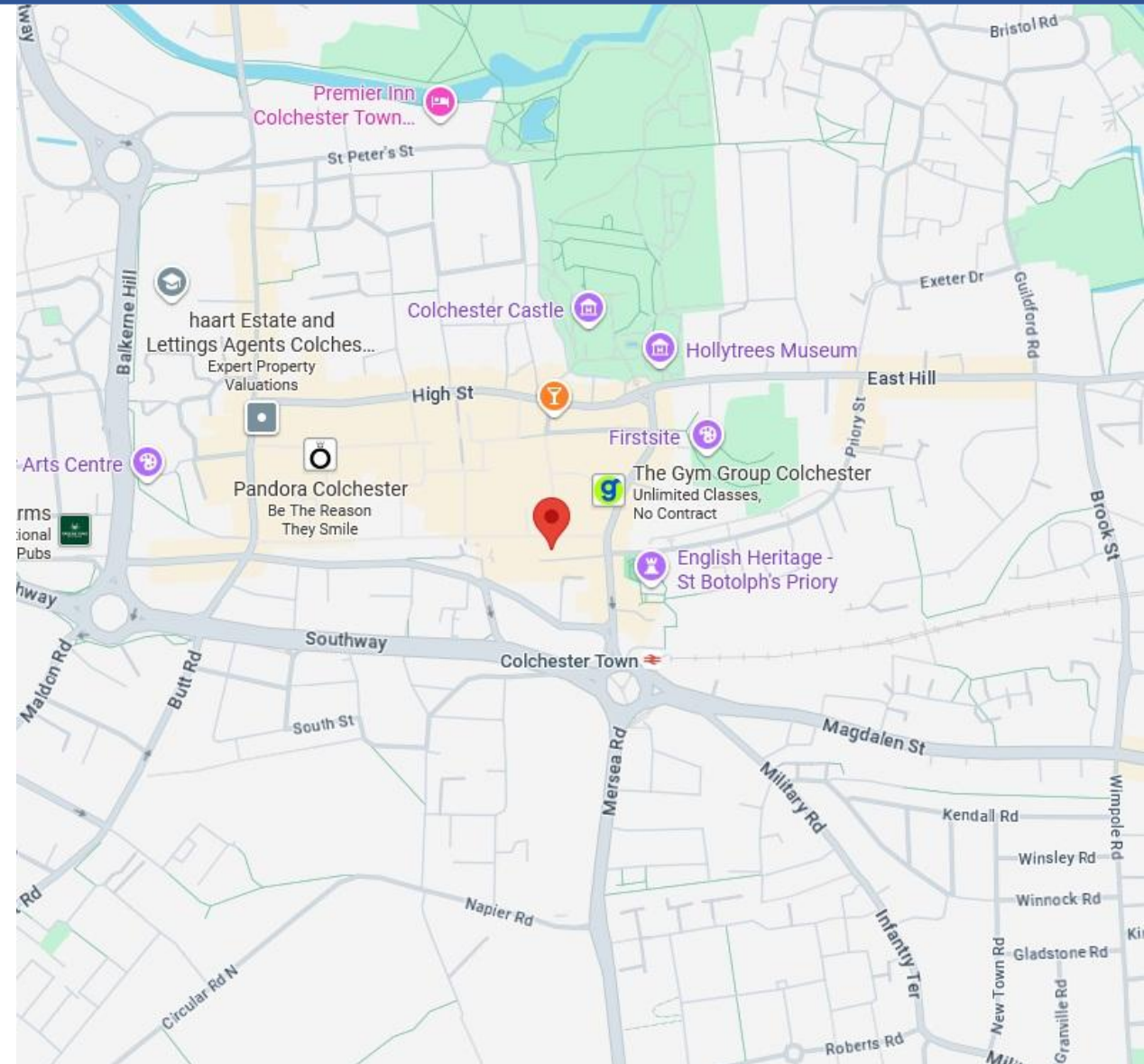
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### Location:

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28) linking the property towns such as London and Ipswich. Main line rail services to London Liverpool Street are available with a fastest journey time of 52 minutes. The property occupies a busy pedestrianised location on the south east corner of the town centre in Eld Lane at its junction with Long Wyre Street and Short Wyre Street.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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