

## Colchester

23 Drury Road  
Colchester  
Essex  
CO2 7UY

## Disposal

Exciting opportunity  
to open a well  
located prominent  
retail unit

Inspections  
Viewing is strictly by  
appointment

Contact  
Simon Taylor  
0207 274 9000



### Accommodation

|                                 |                        |
|---------------------------------|------------------------|
| Ground floor garage & 2 sheds   |                        |
| Retail ground (potential sales) | 67.62sqm (728sq ft)    |
| Retail ground (Store)           | 72.8sqm (784sq ft)     |
| Total                           | 140.42sqm (1512 sq ft) |
| Rear yard                       | Communal               |
| Rear parking area               | 3 spaces               |

### Tenure

Property held on lease dated 17 March 2010 for 15 years  
expiring on 16 March 2025

Current rental (17 November 2020) rent review  
memorandum £16,760 plus VAT

### Letting / Disposal

Property available either by assignment or subletting for  
the remainder of term.

### Rateable Value

£13,750 w.e.f. 1 April 2023

**EPC** - available on request.

### Additional information

Small shop rate relief available providing a reduction in  
rates payable.

# TaylorWilcox

commercial property agents

0207 274 9000  
enquire@taylorwilcox.co.uk

