

COLCHESTER



TO LET

13 Church Street,
Coggeshall,
Colchester
Essex, CO6 1TU

RETAIL/OFFICE
512 SQ.FT (47 SQ.M)



Central Village Location



Available Now



High foot traffic retail unit



First floor office space



Reduced rent for first year



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Coggeshall is situated on the south side of the A120 which gives access to Colchester on the A12 to the east and Braintree, Stansted Airport and the M11 to the west. Furthermore, there is mainline railway services available in Kelvedon to the south offering a regular service to London (Liverpool Street).

A Commercial unit in the centre of Coggeshall. Historical buildings with shop frontage and large retail space. Reduced rent to £11,250 per annum for the first year, thereafter £15,000 per annum



ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	512	48

TOTAL	512	48
-------	-----	----

TERMS

The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

Not Applicable.

EPC:

Awaited



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

Interested parties are advised to contact Braintree District Council 01376 552525

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

Year 1: £11,250 per annum exclusive

Thereafter: £15,000 per annum exclusive.

VAT:

Not Applicable.

VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk



COLCHESTER

TO LET



Ayers & Cruik's
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555