

COLCHESTER



TO LET

39-41 Queen Street
Colchester
CO1 2PQ

OFFICE/TREATMENT ROOM
From 206 to 574 SQ.FT
From 19.1 to 53.3 SQ.M.

-  First floor treatment room/office
-  Within the centre of Colchester and close proximity to the train station
-  Would suit various uses
-  New lease available rent from £7,800 per annum
-  Available now



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



Suite



Studio



Suite



Studio



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SOUTHEND OFFICE
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CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Our establishment is located on Queen Street in Colchester, which is conveniently situated near the city center and public parking facilities. We are pleased to offer two suites for rent, each of which is equipped with its own kitchen. We believe that these suites are versatile and can be utilized for a variety of purposes.

Our location on Queen Street in Colchester is ideal for those who want to be close to the city center and its amenities. Additionally, our proximity to public parking facilities makes it easy for visitors to access our establishment. We are proud to offer two suites for rent, each of which is fully equipped with its own kitchen. These suites are perfect for a variety of uses, and we are confident that they will meet the needs of our clients. Whether you are looking for a space to conduct business or host an event, our suites are the perfect solution.



ACCOMODATION

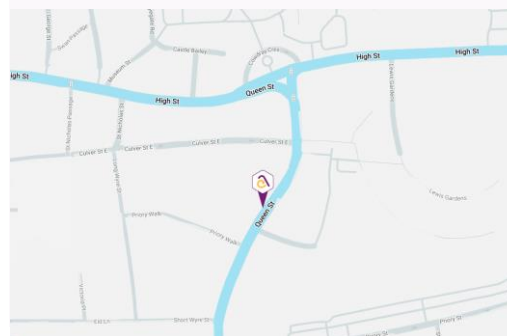
Studio 206 sq. ft. (19.1 sq. m.)
Suite 368 sq. ft (34.1 sq. m.)

TERMS

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

EPC

Rating D - 78



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 2023

Interested parties are advised to contact Colchester Borough Council 01206 282222

LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

Studio £7,800 per annum all inclusive, plus VAT if applicable.

Suite £10,400 per annum all inclusive, plus VAT if applicable.

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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