



Ayers & Cruiks
COMMERCIAL

To Let

355 sq ft

**2 Church Walk, Colchester,
CO1 1NS**

**Retail unit with kitchen and
glazed shop frontage.**

- Former hair dressing salon
- High pedestrian footfall
- New lease available
- £7,000 per annum exclusive

www.ayerscruiks.co.uk



2 Church Walk, Colchester, CO1 1NS

Summary

- Rent: £7,000 per annum
- Business rates: £2,944.10 per annum - Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (56)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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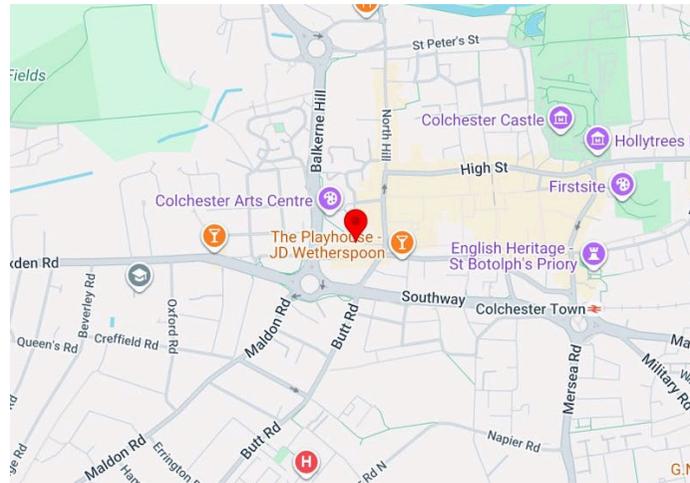
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Description

This retail unit was previously used as a hair salon and comprises of a main retail area and a separate kitchen space. It also benefits from a large glazed shop frontage.

Location

This property occupies a prominent position in Colchester City Centre, just off the prime retail thoroughfare of the High Street. The property benefits from strong footfall, close proximity to national and independent retailers and convenient access to public transport, including Colchester Town train station.

Accommodation

Building Type	sq ft	sq m	Availability
Retail	355	32.98	Available



Viewings

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

Rent

£7,000 per annum exclusive