



Ayers & Cruiks
COMMERCIAL

Church Street, Coggeshall, Colchester, CO6 1TU

To Let | 512 sq ft

Large retail space with first floor office, shop frontage and heavy footfall due to prominent location.

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Summary

- Rent: £11,250 per annum
- Business rates: Interested parties are advised to contact Braintree District Council 01376 552525
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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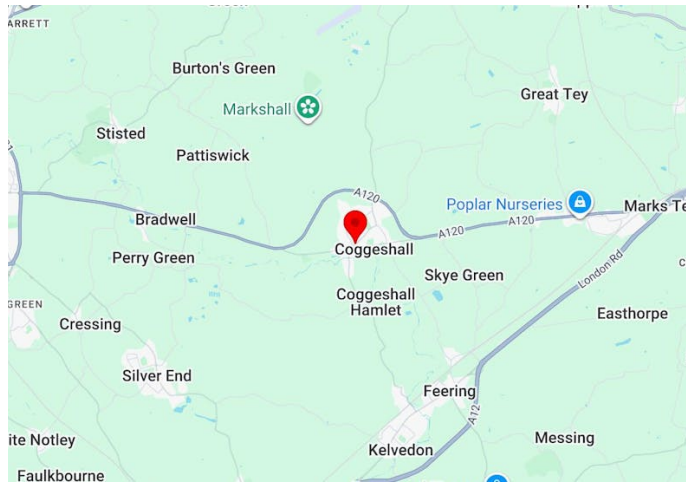
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Key Points

- Central Village Location
- High Foot Traffic Retail Unit
- Retail Space With First Floor Office
- New Lease Available
- Rent Only £11,200 Per Annum

Description

A Commercial unit in the centre of Coggeshall. Historical buildings with shop frontage and large retail space.

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).

Accommodation

Description	sq ft	sq m	Availability
Retail Space	512	47.57	Available



Viewings

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

Terms

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

Rent

Year 1: £11,250 per annum exclusive
Thereafter: £15,000 per annum exclusive.