

Colchester

140 High Street

Class E Opportunity – Subject to Vacant Possession



Location

The subject property occupies a 100% prime position on the High Street, adjacent to Colchester Town Hall. Colchester benefits from a large primary catchment area of approximately 457,000 people (PROMIS).

Located adjacent to **Wagamama** and **Five Guys**, other nearby occupiers include **Fenwick**, **Waterstones**, **HSBC**, **White Stuff** and **Bill's**.

Demise

The property is arranged over ground and lower ground floors, comprising the following approximate net internal floor areas (NIA);

Ground	2,695 sq ft	250 sqm
Lower Ground	2,110 sq ft	196 sq m
Total	4,805 sq ft	446 sq m

Tenure

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£115,000 per annum exclusive

Rates

Rateable Value	£114,000
Rates Payable	£49,020 p.a

Interested parties are advised to make their own enquiries to the Colchester City Council on 01206 282222.

Service Charge

£3,055.51 (Y/E December 2026)

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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