

Prominent Retail/Leisure Unit

4-6 Long Wyre Street, Colchester,
CO1 1LH

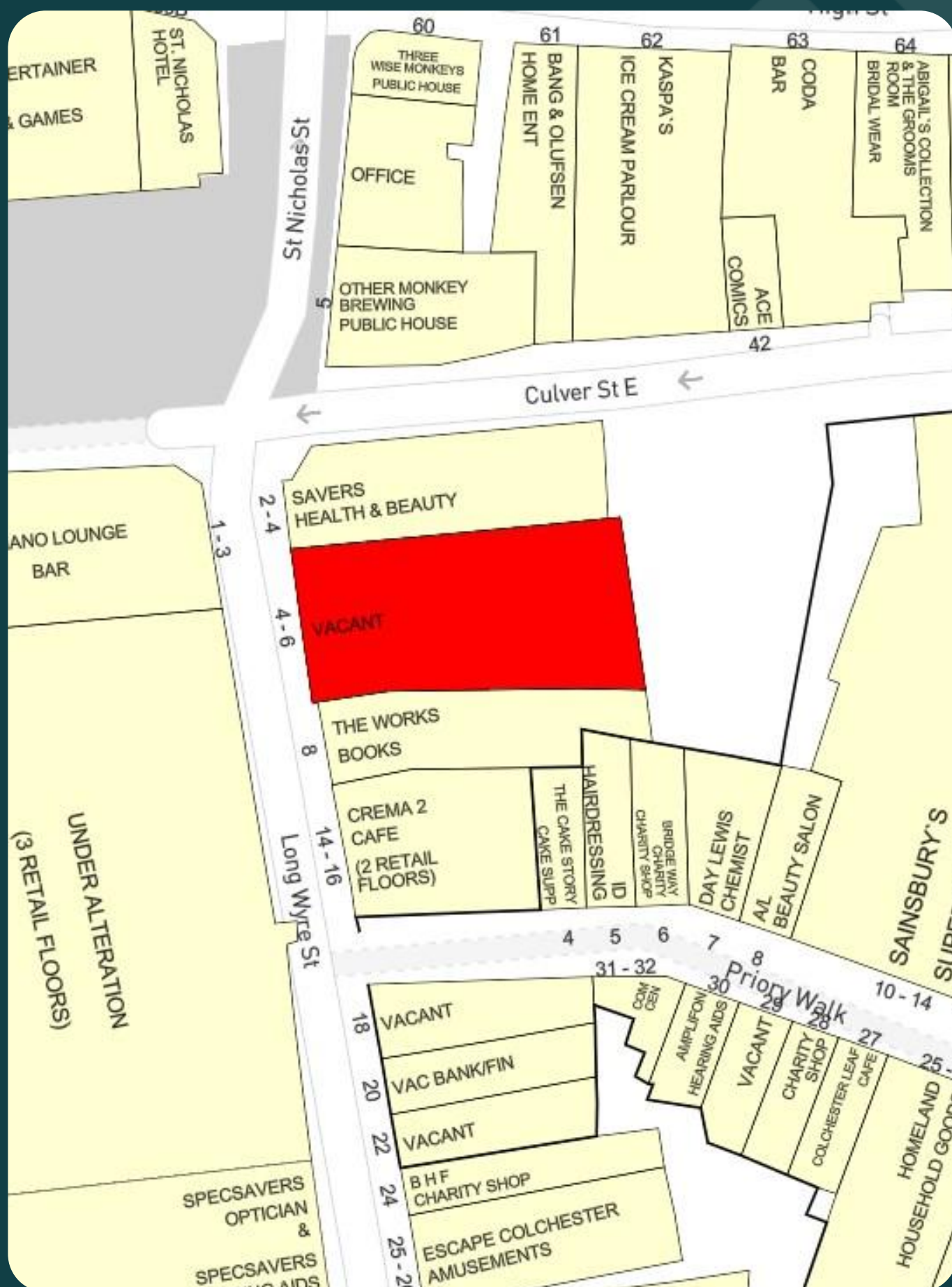
Ground floor: 453m² (4,876ft²)



To Let



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Location

The premises occupy a prominent position on the eastern side of Long Wyre Street, at its junction with Culver Street East, occupying a strong secondary retail position within Colchester's core town centre retail area.

The property benefits from excellent pedestrian footfall and is situated close to major retailers including Sainsbury's and Primark, whilst nearby occupiers also include Savers, The Works, Boots, Superdrug, Loungers and Greggs.

Long Wyre Street forms a key retail thoroughfare linking Culver Street East, Lion Walk Shopping Centre and the wider city centre retail core, making it an established and well-connected trading location.

Accommodation

The property comprises a two-storey building with retail space to the ground floor and ancillary storage/staff accommodation to the first floor. Externally, to the rear of the building, there is a small service yard and car park offering 8 marked spaces.

The premises are currently arranged over ground and first floor levels, with the following approximate areas:

	SQ FT	SQ M
Ground Floor	4,876	453
First Floor	3,761	349
Total	8,637	802

Rent

Quoting rent of £77,500 per annum.

Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rates

The premises is assessed as follows:

Rateable Value: £74,000

UBR (2026/2027): 0.43

Rates Payable: £31,820

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

B - 38

VAT

Applicable at the prevailing rate.



[Click here](#) for
Google map link

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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