

# UNIT FOR LET

Leisure World, Cowdray Avenue, Colchester CO1 1YH



## SHORT TERM LET AVAILABLE

- Located inside Leisure World reception area
- Retail or office type uses compatible with Leisure World use and subject to planning
- Approximately 8.75 sq m (94 sq ft) unit secured by shutters. IT and two electric sockets available
- Short term lease 6-12 months initially
- Offers of rent invited per annum (prorata) inclusive of rates and electricity

Location:

Small unit located in Leisure World reception area, Cowdray Avenue Colchester

Description:

Small unit extending to approximately 8.75 sq m (94 sq ft).

Located in Leisure World reception area. Secured by metal shutter doors. IT point and double socket available. IT point and double socket available WC's available in the reception area. Coffee bar located in the reception area opposite.

Term:

Short term available initially on an excluded tenancy 6 -12 months. To be extended by agreement.

Rent

Rental inclusive of rates and electricity. Offers of rental invited in **excess** of £2,000 per annum (pro rata). Offers to be made in writing to the email addresses below by 5 pm Monday 11<sup>th</sup> December. Please note the Council reserves the right not to accept the highest or any offer.

Uses

The unit is suitable for a variety of office/ retail uses but any proposed use would need approval of the council and must be deemed compatible with Leisure World users. Please note uses already present at Leisure World will not be acceptable e.g. café, confectionary, beauty bar, sports clothing/ equipment etc. Uses may also require planning consent which will be the responsibility of the tenant.

Other Lease Terms

Other terms as deemed appropriate.

Contacts:

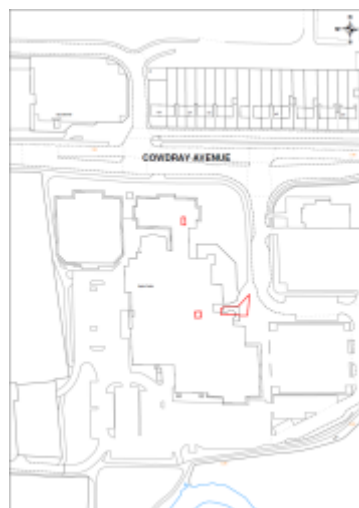
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**Disclaimer**

Colchester Borough Council gives notice that:-

- These particulars are set out as a general outline for the guidance of intended applicants and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intended applicants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- The Council does not bind itself to accept the highest or any offer.