

FennWright

The Mill Store
Foundry Lane
Earls Colne
Colchester
Essex
CO6 2SB

FOR SALE FREEHOLD

**Office / Warehousing And
Workshop Premises**

- GIA Approx. 12,537 Sq. Ft. (1,164.7 Sq. M)
- For Sale Freehold £1,250,000 plus VAT
- Accommodation Across Two Buildings
- Total Site Area Approx. 0.58 Of An Acre
- Flexible & Generous Parking Provision
- Investment Income Potential
- Of Interest To Owner Occupiers,
Investors, And Developers (STP)



Location

The property is located in Earls Colne, within walking distance of the village's facilities and the High Street, with access to the property available from Foundry Lane. Earls Colne is situated on the A1124 Colchester to Halstead Road, and the A12 junction at Stanway, which is approximately 7 miles to the east. A short distance to the south east of the village is the Earls Colne Gold and Country Club, and the A120 at Coggeshall from which there is approx. 10 minute journey time to Braintree and the dualled section of the A120 which leads to the M11 and the National Motorway Network.

Description

The premises comprise two detached buildings together with on-site surfaced parking for around 32 vehicles.

Unit 1 The Mill Store: The building comprises office space over ground and first floor level within a former foundry believed to date from around the 1850's, and is of part wrought iron and timber framed construction, and part loading bearing brickwork with elements rendered and painted externally with the principal elevations, including large timber sash windows, under a pitched roof with slate covering. The unit benefits from office space, with kitchenette and WC facilities.

Units 2 & 3 The Mill Store: A detached two storey building comprising office, storage & manufacturing space. Built in circa 2004, the building is of brick faced block inner leaf outer wall construction to around 3.2m eaves height beneath a slate covered Mansard roof. The office accommodation can be found at first floor level, together with kitchenette and WC facilities. There is also a workshop attached beneath a shallow pitched felt covered flat roof.

Accommodation

(Approximate gross internal measurements)

Unit 1	Approx.	3,883 sq ft	(360.7 sq m)
Unit 2	Approx.	1,158 sq ft	(107.6 sq m)
Unit 3	Approx.	7,496 sq ft	(696.4 sq m)
Total	Approx.	12,537 sq ft	(1,164.7 sq m)





Terms

The premises are to be sold freehold, with vacant possession, at a guide price of £1,250,000 plus VAT.

VAT

We are advised that VAT is applicable.

Business Rates

We have been informed that the rateable value of the premises are currently assessed independently, with a combined rateable value of £76,775. We therefore estimate that the rates payable are likely to be in the region of £39,300 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

We have been advised that the premises have been assessed as follows; Unit 1 - E (118) Unit 2 - C (52) Unit 3 - D (88)

A full copy of the EPC assessments and recommendation reports are available from our office upon request.

Planning

We are advised that the long standing, existing, use is for offices, storage and light production. The property is not listed but is located within the Earls Colne Conservation area.

Interested parties are advised to make their own enquiries with Braintree District Council.

Legal Costs

Each party will bear their own legal costs.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identify, residence and source of funds prior to instructing solicitors.

FennWright

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