

FennWright

2 West Stockwell Street
Colchester
Essex
CO1 1HQ

Grade II Listed Office Premises
With On Site Car Parking

FOR SALE or TO LET

- Attractive Three Storey Office Building
- Approx. 1,674 sq ft (155.5 sq m)
- Heating & Cooling Throughout
- Two Kitchenettes & W/C Facilities
- 3 On Site Car Parking Spaces
- 1 EV Charging Point
- Busy City Centre Location



Location

The office is prominently situated fronting West Stockwell Street within the heart of Colchester City Centre, located close to all major facilities and amenities including car parking, shopping, restaurants and public transport.

Colchester's North Station (London Liverpool Street approx. 50 minutes) is within walking distance.

Description

A Grade II Listed property which provides office accommodation arranged over ground, first and second floors, with additional space at basement level.

The property benefits from heating & cooling throughout, and good levels of natural light. There are kitchenette facilities on both the ground and first floors, and W/C facilities on the first and second floors.

Externally, the property benefits from 3 allocated car parking spaces in the adjoining 'Angels Courtyard', to include 1 EV charging point.

Accommodation

(Approximate Net Internal Area):

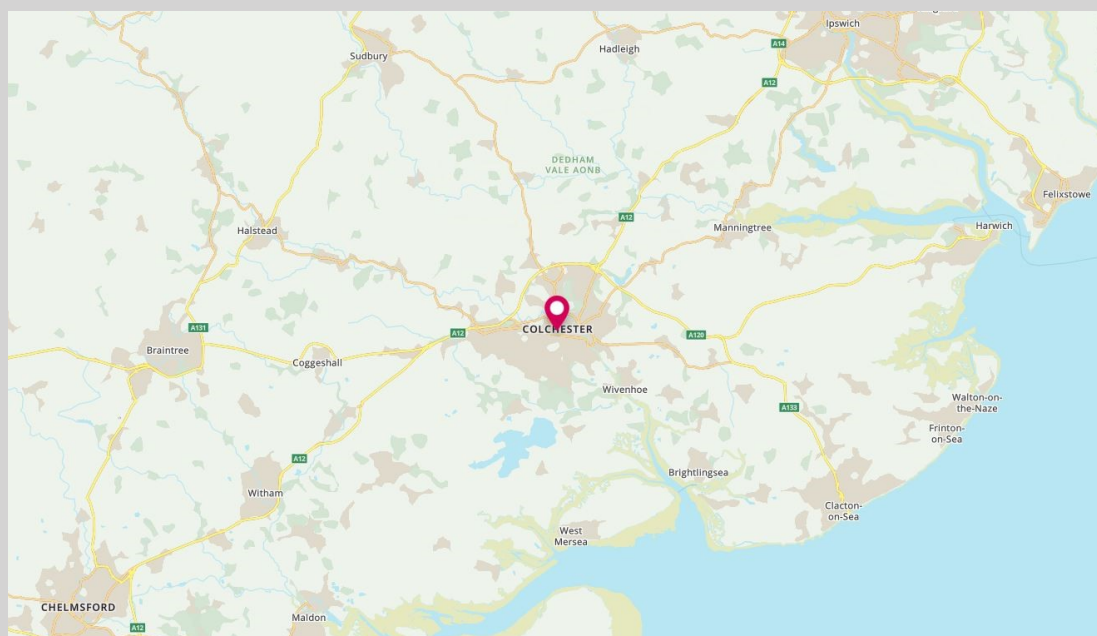
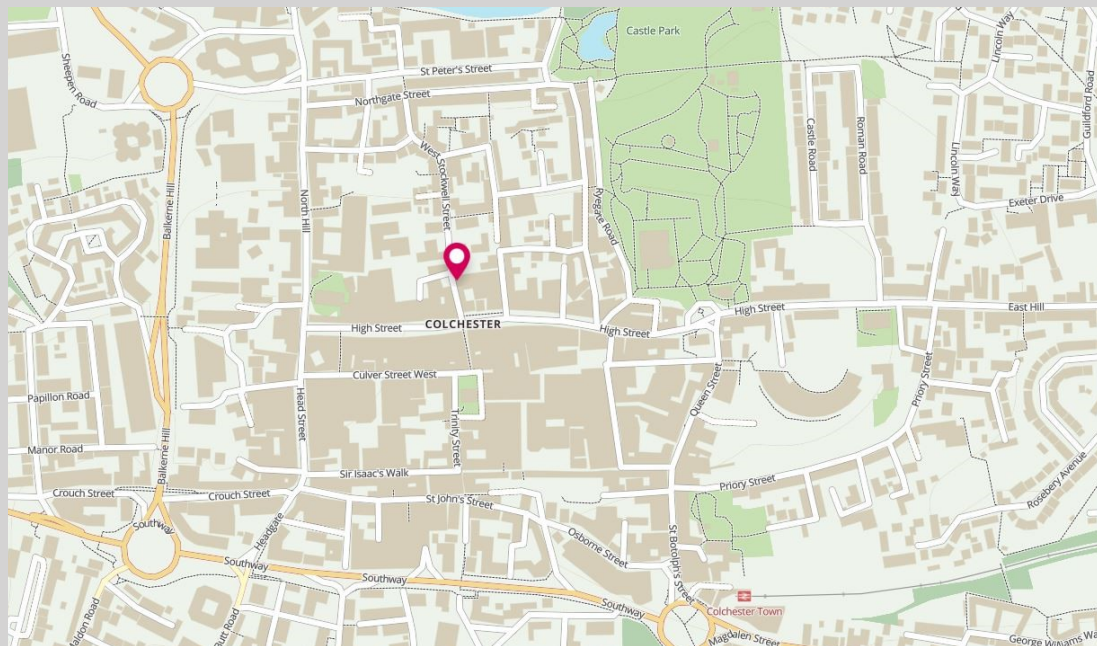
Ground Floor	Approx.	633 sq. ft	(58.8 sq. m)
First Floor	Approx.	519 sq. ft	(48.2 sq. m)
Second Floor	Approx.	522 sq. ft	(48.5 sq. m)
Total	Approx.	1,674 sq. ft	(155.5 sq. m)

Note: there is additional space at basement level, measuring approx. 199 sq. ft, which has not been included within the measurements outlined above.

Terms

The premises are available for sale freehold with vacant possession, at a guide price of £295,000 plus VAT.

Alternatively, the premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £20,000 per annum (plus VAT).



Permitted Use

We are advised that there is a restrictive covenant in place which permits only uses falling within Class A(ii) or B1(a) of the Town and Country Planning (Use Classes) Order 1987 (i.e. offices or financial / professional services). Residential uses are not permitted.

Service Charge

We are advised that there is a service charge applicable for Angel's Courtyard car park. Approx. costs for the current year are £530.

Business Rates

We have been informed that, effective 1st April 2023, the rateable value is £12,750. For rateable values between £12,000 - £15,000, concessionary rate relief may be available subject to eligibility.

We recommend all interested parties make their own enquiries direct with the local rating authority to confirm their liabilities.

Energy Performance Certificate

We have been advised that the premises fall within class E (112) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

We are advised that VAT is applicable on the purchase price.

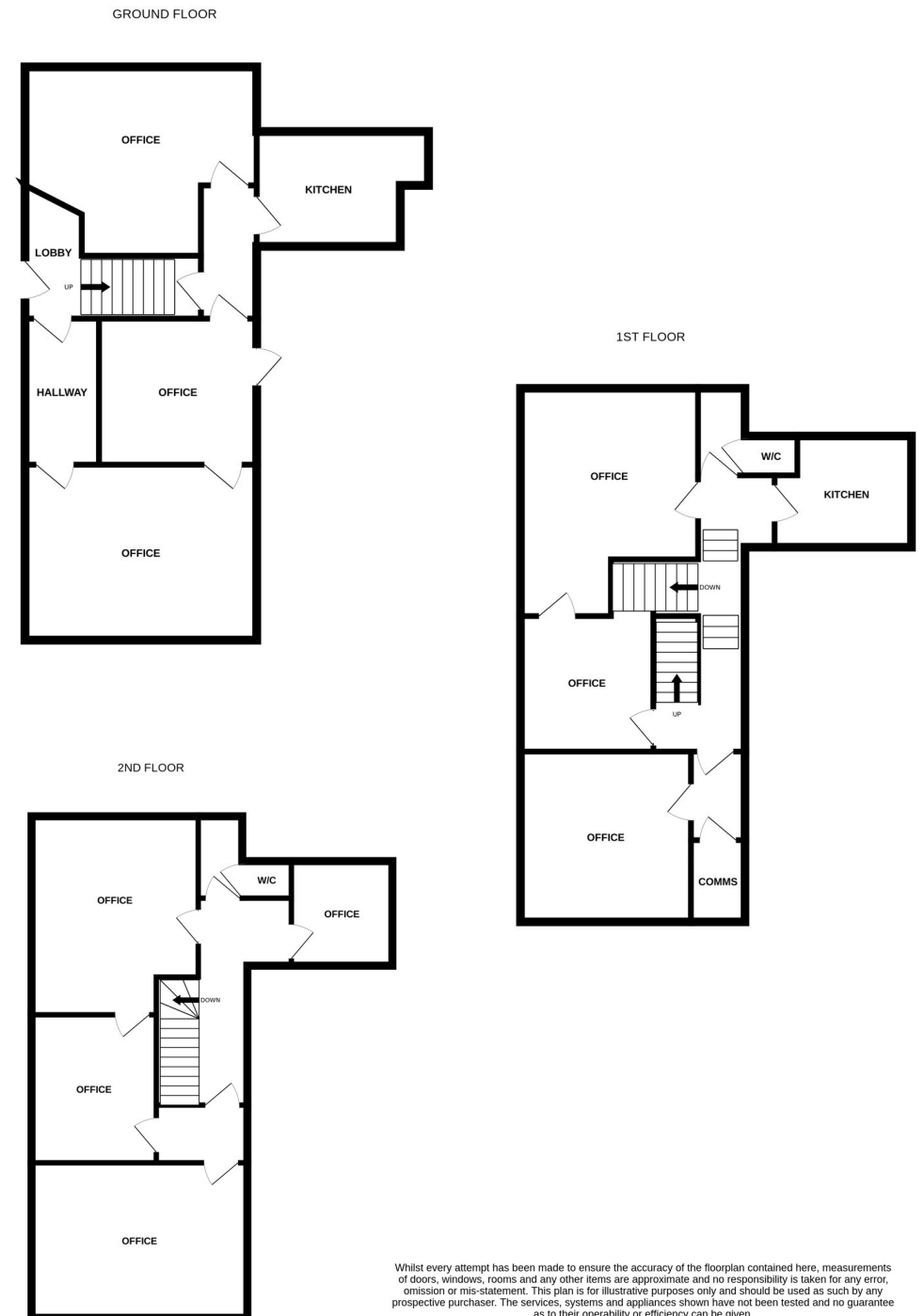
All rents and prices are exclusive are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

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 identity, residence and source of funds prior to instructing solicitors.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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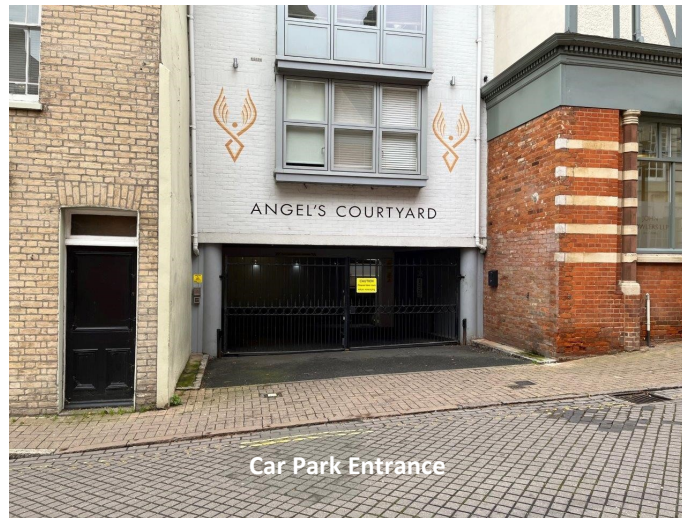
Viewings Strictly By Appointment
Via Sole Agents:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

01206 85 45 45

Colchestercommercial@fennwright.co.uk

fennwright.co.uk



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Date Prepared: 16.05.24