



AVAILABLE TO LET (MAY SELL)

Well Presented Grade II Listed Business / Medical Premises

46 North Hill, Colchester, Essex, CO1 1PY

RENT

£17,500

per annum

AVAILABLE AREA

1,419 sq ft

[131.8 sq m]

IN BRIEF

- » Three storey clinical / medical premises
- » Mixture of modern and period features
- » Reception / waiting areas & 4 surgeries / consulting rooms
- » Heating & cooling throughout
- » Busy and prominent position
- » Suitable for various uses (S.T.P)

LOCATION

The premises are prominently situated fronting North Hill which is a busy road with high footfall in the 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

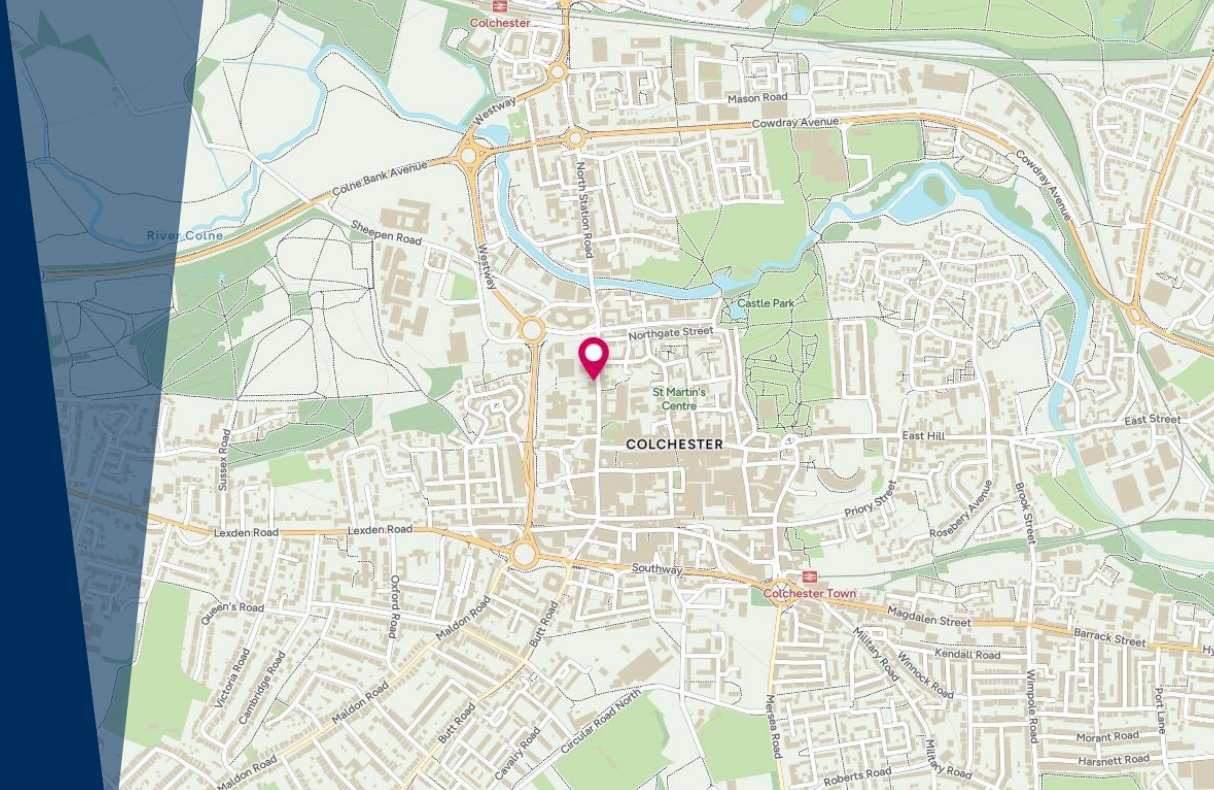
A Grade II Listed property which provides accommodation arranged over ground, first and second floor level with varied room sizes. The premises is currently configured as a dental surgery, with reception, staff room and W/C facilities on the ground floor, two surgeries and a waiting room on the first floor, and a further two surgeries on the second floor. There is an additional office and W/C on the second floor accessed via a staircase within one of the first floor surgeries. Externally, there is a separate staff room / kitchenette to the rear.

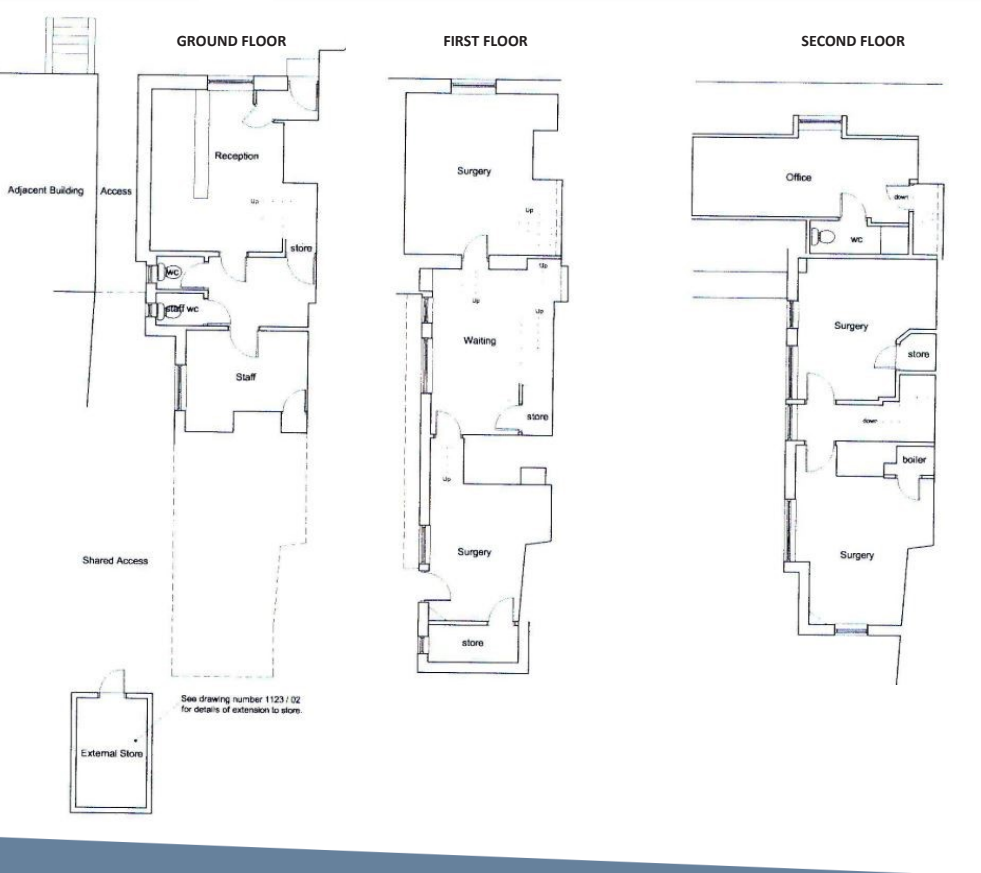
All rooms benefit from wall mounted heating / cooling cassettes with gas fired central heating also available (not tested) with LED lighting, single glazed windows, and a blend of modern and period features throughout.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 433 sq ft [40.2 sq m] approx.
- » First Floor: 490 sq ft [45.5 sq m] approx.
- » Second Floor: 496 sq ft [46.1 sq m] approx.
- » Total: 1,419 sq ft [131.8 sq m] approx.





TERMS

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 £17,500 per annum. We are advised that VAT is not applicable.

Alternatively, the premises are available for sale freehold with vacant possession, guide price available on request.

PLANNING / PERMITTED USES

We understand that the premises have been used as a dental surgery for in excess of the last 30 years. However, we are advised that enquiries for future dental use will not be considered by our client. The premises may be suitable for various other business / medical / clinical uses. Interested parties are advised to contact the local planning authority to confirm their position in this regard.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £450.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £12,000. Small business rates relief may be available, subject to eligibility. Interested parties are advised to make their own enquiries direct with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (81) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will not be applicable.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

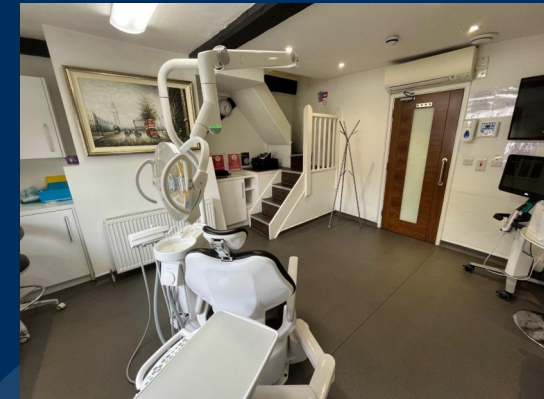
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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

**Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk
01206 854545**



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 19 June 2024

