



## The Wine Centre

Ref: 1418265

The Causeway, Great Horkesley, Colchester, CO6 4BH

Freehold: £1,500,000

Previously traded as a Wine Merchants

Offers opportunity for alternative uses

Situated in an affluent area

Potential for residential development (STPP)

Substantial Grade II Listed Residence

Vacant business unit. EPC Exempt.



The property was previously traded as the Great Horkesley Wine Centre and was a successful Wine merchant for over 60-years. The site now offers a fantastic opportunity for alternative business uses or further residential development, subject to planning. It is accompanied by a Grade II listed, four-bedroom country home with mature gardens and paddock to the rear.

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### Location

The property is located on the Causeway in Great Horkesley, which is a desirable village set just a few miles north of Colchester on the A134 Essex/Suffolk border and is surrounded by a number of affluent villages. It has easy access to the A12 and is a mature commuter belt to London. Colchester is the fastest growing town in the UK with extensive new developments surrounding Great Horkesley.

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### Internal Details

Please click on the link below to use the Virtual Tour. (Please copy and paste into a new window if you are viewing this on Rightmove or Christie & Co's website) - Note the Wine Centre is no longer trading.

<https://bakerlile-360virtualtours.s3.eu-west-2.amazonaws.com/thewinecentre/index.htm>



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### Fixtures & Fittings

We have been informed by the owners that the fixtures and fittings are owned outright.

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### External Details

To the front of the of the property there is parking for multiple vehicles, including customer and residential parking. There is a side trade access for deliveries.



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### Owner's Accommodation

"The House"

"Gardenhurst" The adjoining residential accommodation is a charming Grade II Listed building with original Georgian features. The accommodation is made up over two floors. The ground floor, on the left-side is the lounge, which has been converted back into part of the residential home after previously being used as a gift shop. On the right-side of the ground floor there is the dining room, adjoining kitchen, utility room, shower room and garden porch. Leading to the second floor there are two original stairways, to the front and back of the house. There are four bedrooms, including three doubles, and a large bathroom.





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### Business Rates

The VOA web portal states that the current Rateable Value from 1st April 2023 is £14,500

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### The Opportunity

Formally trading as the Great Horkesley Wine Centre, this now vacant unit presents a wide range of alternative business and residential development opportunities, subject to planning. The shop is attached to a Grade II listed four-bedroom country home with mature gardens and paddock to the rear with possibilities for development.

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### Regulatory

There is a premises licence.











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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Lewis Last

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Ipswich



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