

FOR SALE

Extensive Class E Premises

Potential For Alternative Uses (STP)

Total Building Area 10,850 sq. ft. (1,008 m²)

Total Site Area 1.634 Acres (0.66 Hectares)

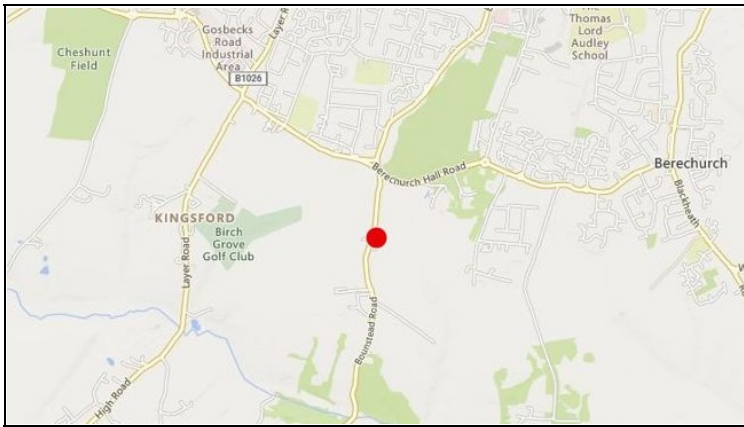
Bounstead Road, Blackheath, Colchester, Essex, CO2 0DE



- Unique freehold opportunity
- Close to Colchester City Centre
- Onsite residence (11 bedrooms), main hall and offices
- Good access to A12 and A120
- Potential alternative uses (subject to planning)
- Current E Use Class (Gym)

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LOCATION

The building is located on the south side of Colchester being approximately three miles from the City Centre. The location offers good vehicular access to the A12 linking to the A120 on either side of the city. The surrounding area is predominantly open land with a mix of both residential and commercial buildings.

DESCRIPTION

The building comprises a single storey self-contained premises operating as the main centre arranged as large hall area together with residence area (11 separate bedrooms), washrooms and toilets. There are modern kitchen facilities together with stores and further office areas.

Externally the site is landscaped with car parking for approximately 50 vehicles and the opportunity to expand on this if required.

ACCOMMODATION

Residence/Toilets/Washrooms	3,444 sq. ft. (320 m ²)
Main Hall	5,802 sq. ft. (539 m ²)
Kitchen/Stores	743 sq. ft. (69 m ²)
Offices	861 sq. ft. (80 m ²)
Total	10,850 sq. ft. (1,008 m²)

The total site area is 71,282 sq. ft. (6,613 m²) which is 1.634 acres (0.66 hectares).

The floor areas are approximate with the site area obtained from a digital mapping database.

PRICE

£1,500,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The building has a Rateable Value of £44,000. Interested parties are advised to make their own enquiries of the Colchester City Council for verification of the rates payable.

PLANNING

We understand the building has permission for use as Tai Chi Relaxation and Health Centre which we believe forms part of the Use Class E category (Gym). The building and site could lend itself to alternative commercial uses and residential development, subject to planning. Interested parties are advised to make their own enquiries of Colchester City Council.

EPC

The building has a rating of B-49.

LEGAL FEES

Each party to bear their own legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

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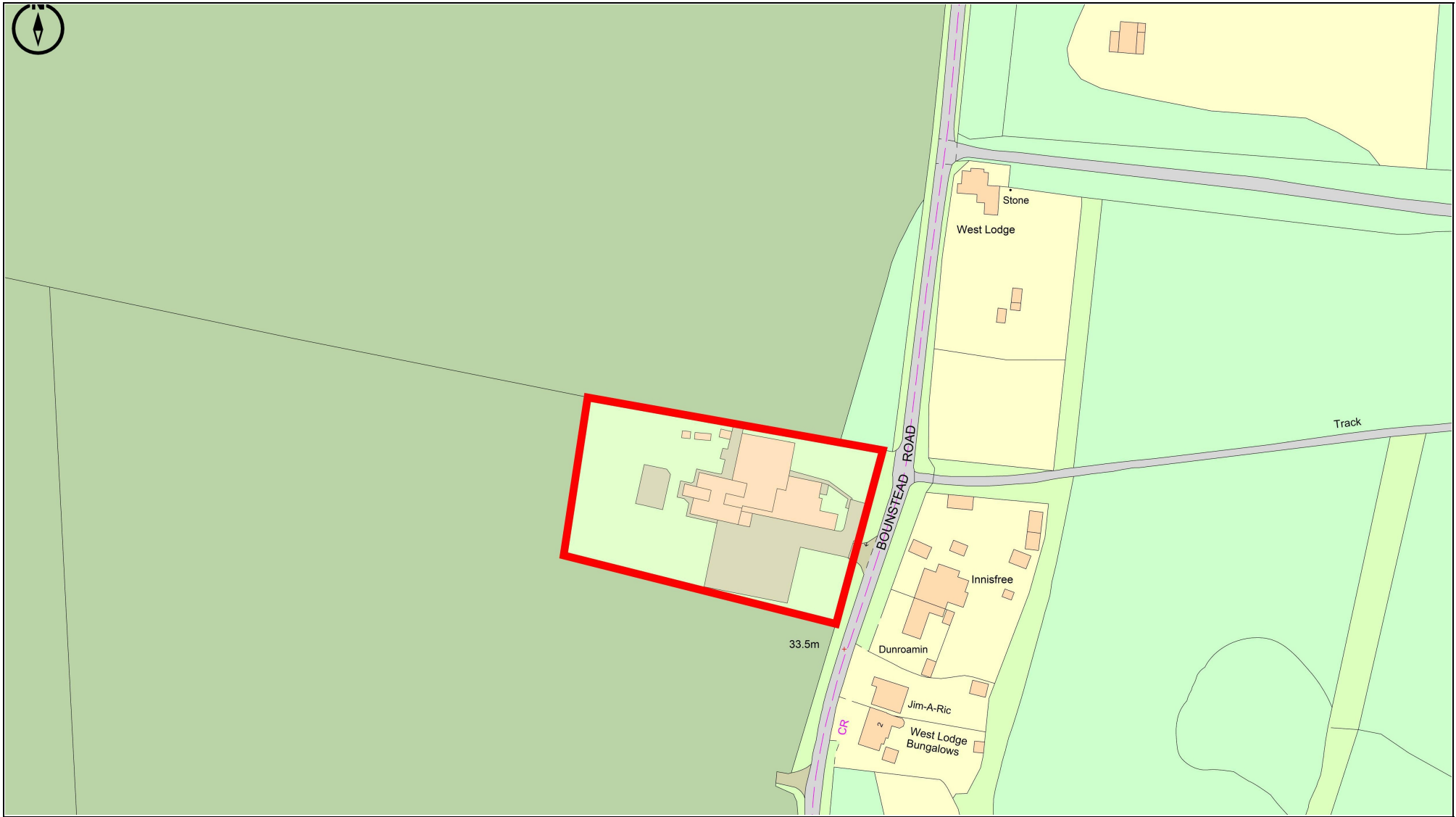


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