

FOR SALE
£425,000 STC

Grade II Listed
Georgian Office
Building



57 NORTH HILL
COLCHESTER CO1 1PX

NP NICHOLAS
PERCIVAL
COMMERCIAL

A FINE GRADE II LISTED GEORGIAN OFFICE BUILDING ARRANGED OVER BASEMENT, GROUND, FIRST AND SECOND FLOORS.

2,119 SQ. FT. OF OFFICE ACCOMMODATION

- Within walking distance of the City centre, bus station and train station.
- Situated within the professional district of Colchester.

LOCATION & SITUATION

The premises is located in Colchester, a major economic centre situated in the north of Essex. The City benefits from excellent communication links via the A12/A120 and is bounded by Ipswich approximately 18 miles to the north east and Braintree 16.5 miles and Chelmsford 24 miles to the west and south east respectively.

Colchester has a residential population of approximately 200,000 and an estimated catchment population in the order of 300,000. The catchment population includes towns such as Harwich and Clacton on Sea which have significantly increased in size over the last 15 years and is anticipated to show above average population growth over the next five years.

The property is located 150 yards north of Colchester Town Centre on North Hill an established Professional district of Colchester.



DESCRIPTION

The property comprises an attractive Grade II Listed timber framed, terraced office building over basement, ground, first and second floors constructed in 17th Century and altered in the 18th Century with rendered elevations under a pitched roof covered with a combination of peg tiles and slate.

The upper storey projects on the front, double hung sash windows with a large bay window. To the rear of the building is a small 'garden' area enclosed by vertical, close panel timber fencing. Access to this area is via a rear door from the ground floor of the building and along a paved passage.

ACCOMMODATION

BASEMENT	Office	21.48m ² (231 sq. ft.)
	Store	<u>9.63m² (104 sq. ft.)</u>
		31.11m ² (335 sq. ft.)

GROUND	Entrance	11.91m ² (128 sq. ft.)
	Store	2.88m ² (31 sq. ft.)
	Office 1	21.57m ² (232 sq. ft.)
	Office 2	<u>32.65m² (351 sq. ft.)</u>
		69.01m ² (742 sq. ft.)

FIRST	Landings	6.38m ² (69 sq. ft.)
	Store	0.26m ² (3 sq. ft.)
	Office 3	14.11m ² (152 sq. ft.)
	Office 4	14.70m ² (158 sq. ft.)
	Office 5	34.49m ² (371 sq. ft.)
	Tea Room	<u>1.56m² (17 sq. ft.)</u>
		71.50m ² (770 sq. ft.)

SECOND	Office	23.64m ² (255 sq. ft.)
	Store	<u>1.60m² (17 sq. ft.)</u>
		25.24m ² (272 sq. ft.)

196.86m² (2,119 sq. ft.)



ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

RATEABLE VALUE | BUSINESS RATES

The property has three rating assessments in the 2023 List as follows:

Bst 57 North Hill, Colchester	£1,200
Gn Fr 57 North Hill, Colchester	£6,100
1st Fl and 2nd Fl 57 North Hill, Colchester	£9,300

PLANNING

Following enquiries of the Planning Department of Colchester Borough Council, we understand the property is within the Town Centre Conservation Area, the building is of Architectural and Historical Interest and is Grade II Listed.

GUIDE PRICE

The property is available freehold for sale at a price of £425,000 subject to contract. Exclusive of VAT.

LEGAL FEES

Each party is to bear their own legal costs in connection with any transaction.



VIEWING

Strictly by prior appointment with the sole agent, Nicholas Percival Chartered Surveyors.

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

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.