

FOR SALE
£350,000

1,617 SQ. FT.
TWO STOREY
OFFICE
BUILDING



LAXFIELD HOUSE, CHURCH STREET
COGGESHALL, ESSEX CO6 1TU

NP NICHOLAS
PERCIVAL
COMMERCIAL

FREEHOLD TWO STOREY, ATTRACTIVE OFFICE BUILDING FOR SALE

1,617 SQ. FT. OVER GROUND AND FIRST FLOOR WITH KITCHEN AND WC FACILITIES

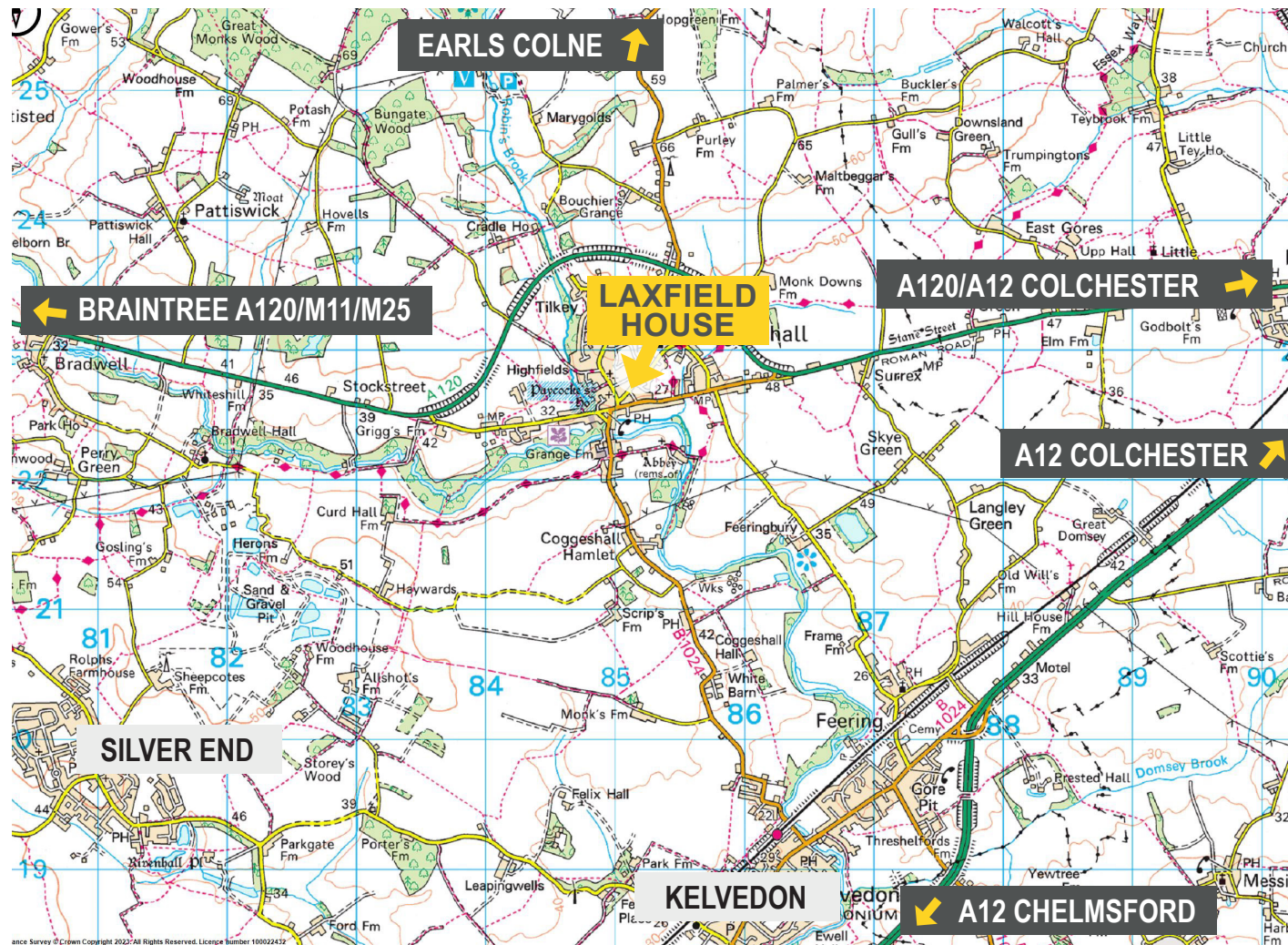
- Potential to convert to Residential, Subject to Planning.
- Benefitting from a rear courtyard garden.
- Gas central heating with radiators and air-conditioning.

LOCATION & SITUATION

Coggeshall is a historic and affluent, market town located midway between Colchester and Braintree on the A120 in the north of Essex. The popular town is a former medieval market town which prospered as a wool trading centre in the 15th and 16th Centuries. The town is characterised by mainly heavy timber properties built during the earlier prosperous period.

Laxfield House is situated in the centre of Coggeshall on Church Street, at its intersection with Market Hill and Stoneham Street.

Nearby occupiers include McColls Convenience Store, Bakealicious, Fifi's, The Curtain Exchange, Coggeshall Spice, The Chapel Inn and Maria's Cake Design. There is on-street parking available nearby and a public, pay and display car park in the town centre (2-hours free).





DESCRIPTION

Laxfield House comprises an attractive, two-storey, town centre office building. The accommodation is divided into cellular offices over the two-floors with WCs and kitchen to the first floor. The front door opens into a characterful hallway with tiled floor and stairs leading to the first floor. Off the hallway, are doors to each of the cellular offices.

The property benefits from gas central heating with radiators throughout and wall-mounted air conditioning units for both heating and cooling to some individual rooms. The offices are carpeted throughout and have characterful features including open fire places.

Externally, the property has a walled, courtyard garden to the rear.

ACCOMMODATION

Ground Floor	Office	20.32m ² (219 sq. ft.)
	Office	12.00m ² (129 sq. ft.)
	Office	13.28m ² (142 sq. ft.)
	Office	21.39m ² (230 sq. ft.)
	Office	7.33m ² (79 sq. ft.)
	Hallway	<u>15.56m² (169 sq. ft.)</u>
		90m ² (968 sq. ft.)
First Floor	Office	21.6m ² (233 sq. ft.)
	Office	13m ² (139 sq. ft.)
	Office	7.36m ² (79 sq. ft.)
	Office	10.63m ² (114 sq. ft.)
	Kitchen	<u>7.67m² (82sq. ft.)</u>
		60.26m ² (648 sq. ft.)
Total		150.26m² (1,617 sq. ft.)

USE

The property is currently being used as a B1 Office however there would be a potential of converting into residential accommodation subject to planning.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of C 65.
A copy of the certificate can be found on the GOV.UK non-domestic energy performance certificate register.

RATEABLE VALUE | BUSINESS RATES

The property currently has multiple rating assessments as follows:

Laxfield House 2, Church Street £8,900
2A Laxfield House, Church Street £2,000
2B Laxfield House, Church Street £6,900
2C Laxfield House, Church Street £2,125

TENURE

Freehold.

GUIDE PRICE

Offers are invited of £350,000 STC (Three hundred and fifty thousand pounds, subject to contract).

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party will bear their own legal costs in relation to any transaction.



VIEWING

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

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