

Detached Office Building with Parking – Freehold



15 Queen Street, Colchester, Essex CO1 2PH



- Edge City Centre Location
- 4 Demised Car Parking Spaces
- Period Features
- Suit Alternative Uses, Subject to Planning
- Close to Firstsite and Curzon Cinema

Accommodation

The property benefits from the following Gross Internal Floor Areas (GIA):

Ground Floor	80.73m ²
First Floor	85.55m ²
Second Floor	80.73m ²

Gross Internal Area 247.01m² (2,659 sq ft)

External Four car parking spaces

Location

Colchester is a major economic centre with a resident population approaching 200,000 people and has been one of the fastest growing towns in the UK in the last two decades. The City benefits from excellent communications links to London, Stansted Airport, and the Midlands via the A14 at Ipswich. Rail links are provided to London Liverpool Street with a fastest journey time of 46 minutes).

Description

The property is situated on the eastern edge of the City centre within the St Botolph's Regeneration area and close to Firstsite, Curzon cinema and the Priory Walk Shopping Centre and a short walk from Colchester Town Station.

The property comprises a detached, three storey building on ground and two upper floors of brick construction beneath a pitched slate roof and benefits from cellular accommodation throughout with wc's, kitchen and many original features.

To the rear there are four car parking spaces.





Asking Price

Offers are invited for the Freehold interest in the region of £395,000

VAT

All prices quoted are exclusive of Value Added Tax which may be applicable.

Legal Fees

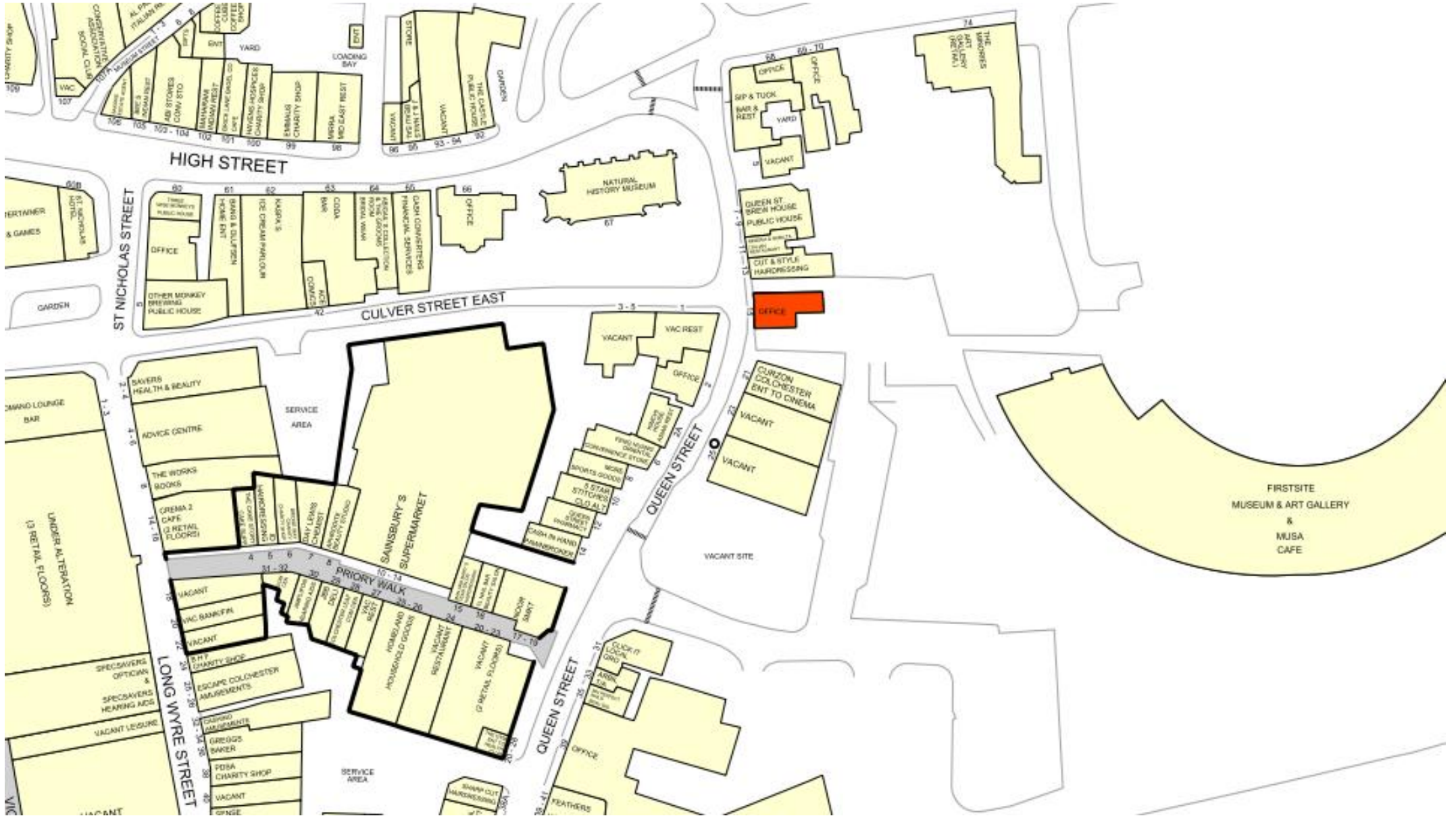
Each party is to bear their own legal costs throughout the course of any transaction.

Town Planning

The property benefits from an established Class E (Office) use but is considered suitable for alternative uses, subject to planning. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £24,750.





Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Maria Newman
m.newman@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

Misrepresentation Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow & Dodds Ltd. 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 only for the guidance of intending purchasers or lessors and do not 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 their accuracy is not guaranteed and any intending purchaser or tenant 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) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295