



1-1a Scheregate, Colchester, Essex, CO2 7AS



- Ground Floor Sales Area 535 (49.7 sq. m)
- Net Internal Floor Area 1,325 sq. ft(123sq.m)
- Close to multi storey car park with 650 spaces.
- Grade II Listed
- Electric Window Roller Shutters on the Property Frontage
- Located close to Sir Isaacs Walk and Eld Lane



## Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the Midlands via the A14 at Ipswich.

The property is situated on Scheregate Steps, a busy secondary trading location near St Johns Walk Shopping Centre which houses various multiples including Iceland and Poundstretcher plus a 650 space multi storey car park.

## Description

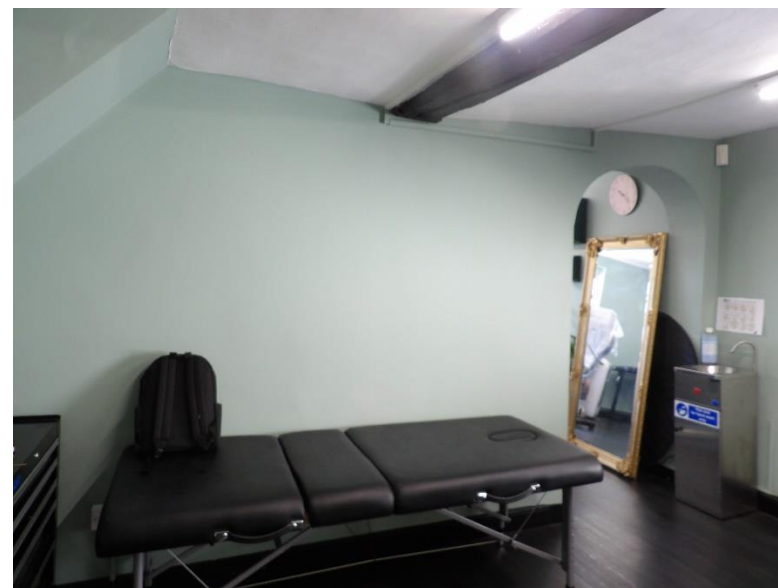
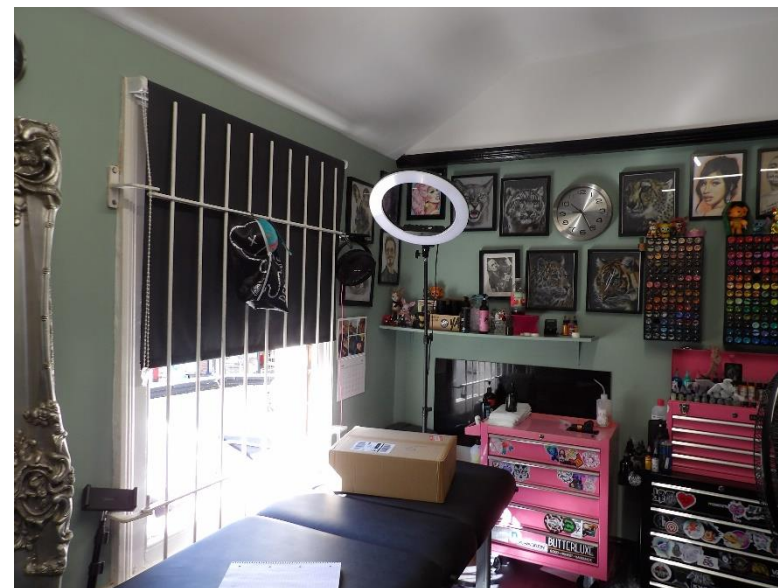
The subject property comprises a period building on ground and two upper floors. The ground floor offers an extensive retail sales area benefitting from a shop front, wooden floors, tiled ceilings, plastered and painted walls, and fluorescent lighting and, to the rear there are 2 fire escapes leading to a rear yard area which is owned by the adjoining occupier.

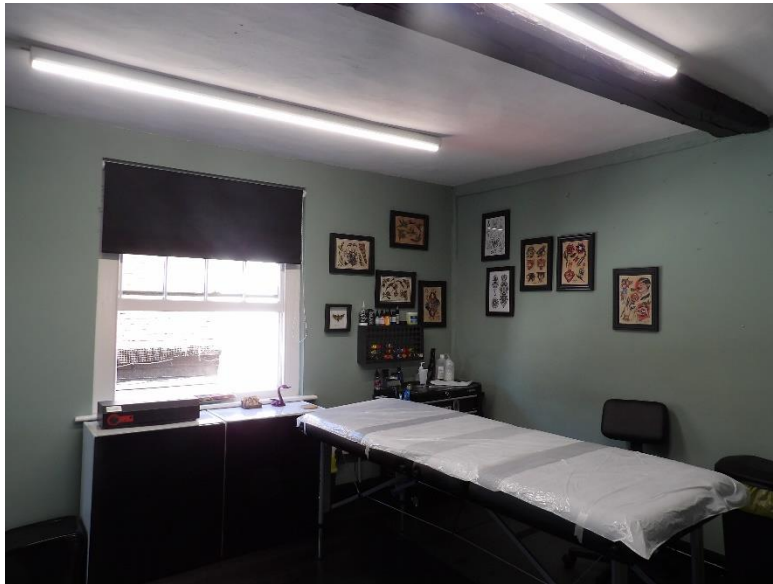
Stairs internally lead to the first floor where there are 3 studios, kitchen and a store with further stairs leading to the second floor which would be suitable for storage or converting to an office.

## Accommodation

According to our calculations, the property has the following NIA floor areas:

Ground Floor	603 sq. ft
First Floor	590 sq. ft
Second Floor	<u>132 sq. ft</u>
<b>NIA</b>	<b>1,325 sq. ft(123sq.m)</b>





## Asking Terms

Freehold - £160,000

Leasehold - £15,000 per annum exclusive by way of a new FRI lease for a term of years to be agreed with upward only rent reviews.

## Town Planning

The property has previously been used as a retail shop but is considered suitable for a range of commercial uses, STP. Interested parties are advised to contact Colchester Borough Council on 01206 282222.

## Rateable Value

The property appears in the Valuation List with a Rateable Value of £13,250.

## VAT

The property is not elected for VAT.

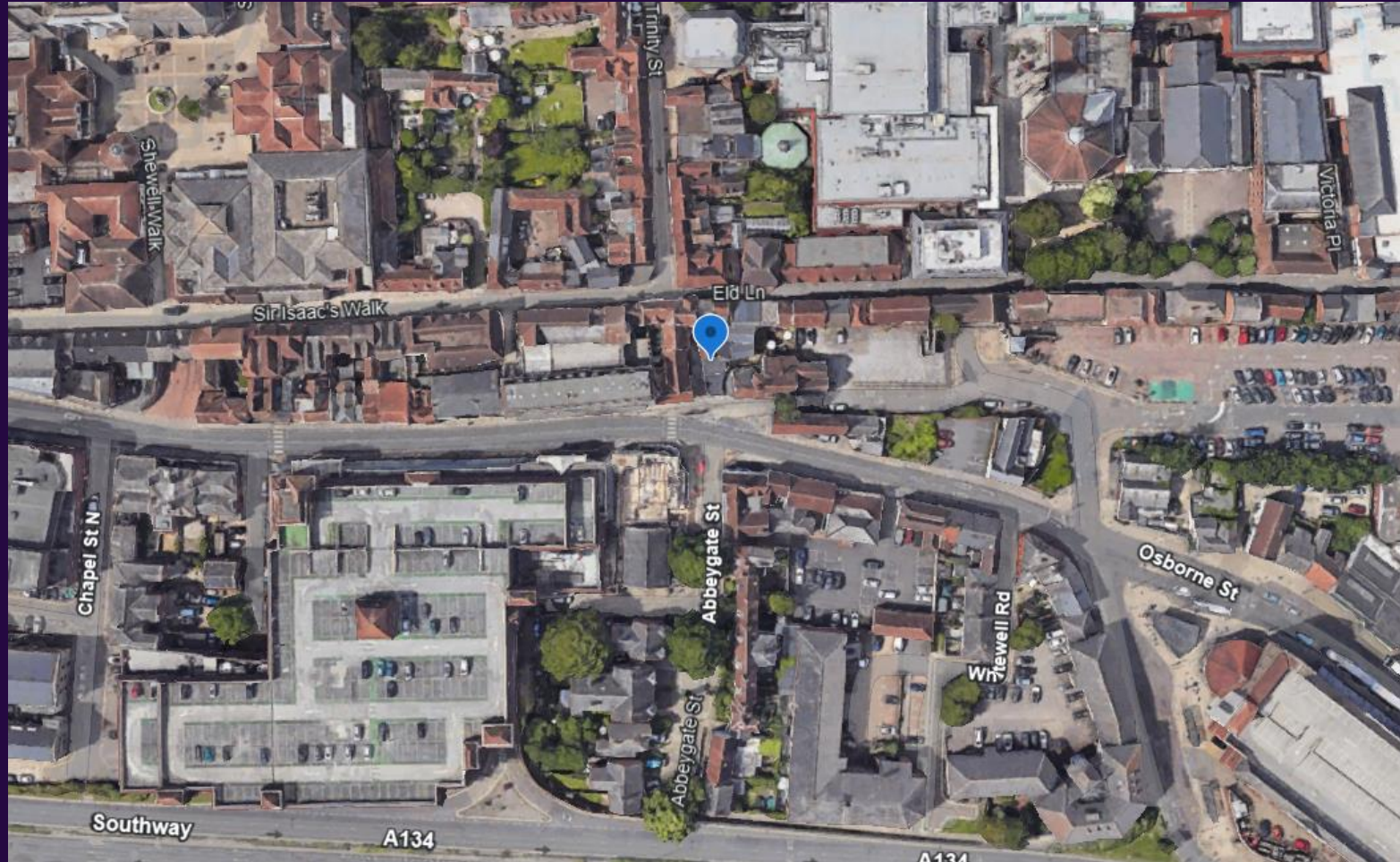
## Legal Fees

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

## EPC

The property is exempt from an EPC because it is a listed building.





**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667



**Maria Newman**  
m.newman@whybrow.net  
01206 577667

01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)