

# CLASS E FREEHOLD FOR SALE COLCHESTER 45 HEAD STREET

## Description

Colchester is an affluent historic town and is the largest settlement in the County of Essex. Colchester is a popular town for commuters and it serves as an important commercial retail centre. The town is situated approximately 19 miles southwest of Ipswich, 45 miles southeast of Cambridge and 56 miles northeast of Central London.

The subject property is located on Head Street. Nearby tenants include **H&M**, **Walkabout**, **Odeon** and **Halifax**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The property is arranged over ground, mezzanine and first floors providing the following approximate areas:

<b>Ground Floor Sales</b>	1,553 sq. ft.	(144.28 sq. m)
<b>Ground Floor Ancillary</b>	1,006 sq. ft.	(93.46 sq. m)
<b>Mezzanine Storage</b>	1,038 sq. ft.	(96.43 sq. m)
<b>First Floor Offices</b>	293 sq. ft.	(27.22 sq. m)
<b>First Floor Storage</b>	1,453 sq. ft.	(136.1 sq. m)
<b>Total</b>	<b>5,355 sq. ft.</b>	<b>(497 sq. m)</b>

Plans of the accommodation are available on request.

## Lease

The premises currently fall under Class E Use.

## Terms

The property is offered to the market with vacant possession seeking offers in excess of **£415,000**.

*\* In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£48,750
<b>UBR (21/22)</b>	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

## EPC

The property has an EPC rating of D 94. A full Energy Performance Certificate is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

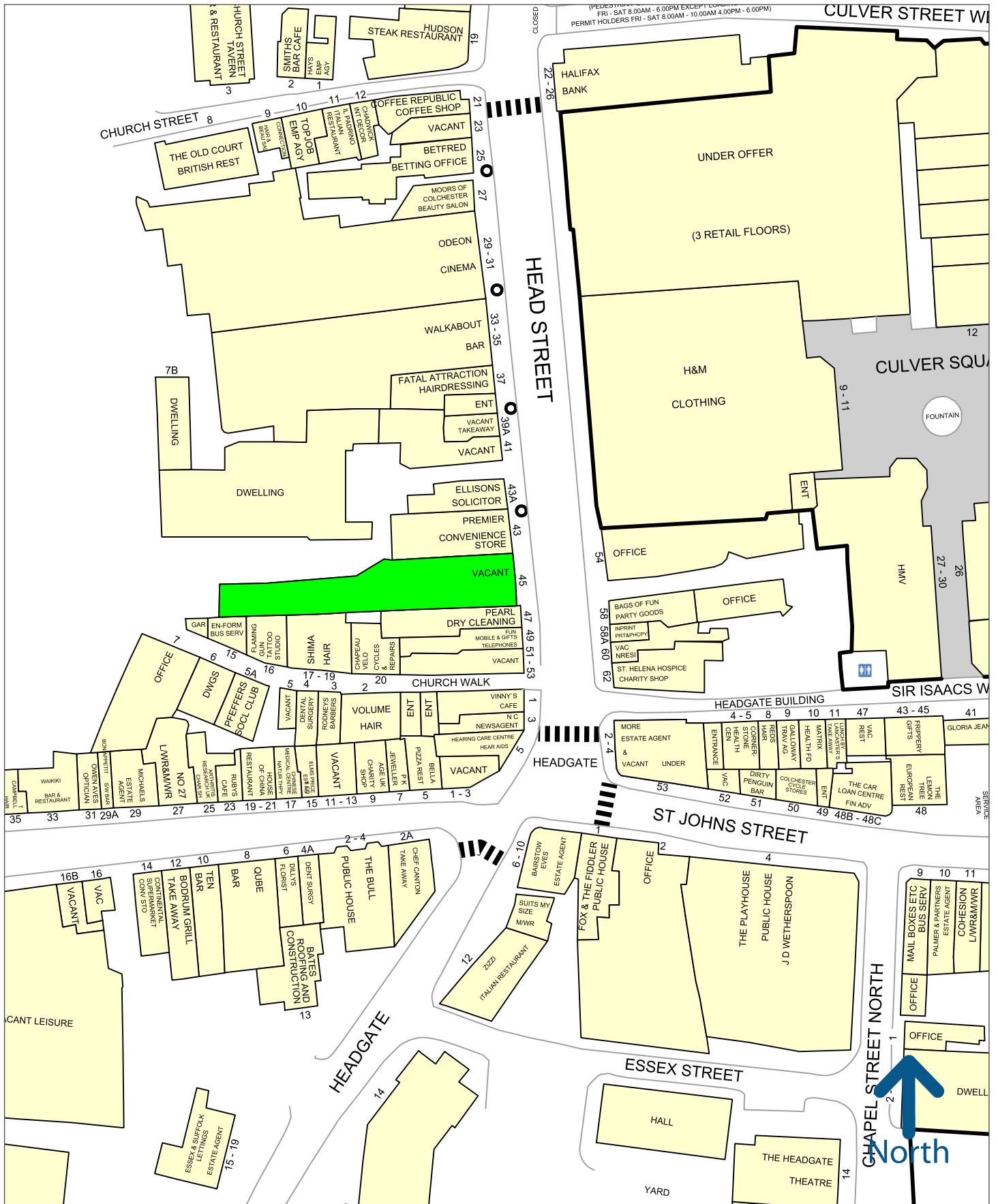
**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

**Mike Willoughby**                **07810 480291**  
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**In partnership with:**



*Subject to Contract*



50 metres

Experian Goad Plan Created: 17/03/2022  
Created By: Green and Partners



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