

COMMERCIAL PREMISES FOR SALE

Long Leasehold Interest

Alternative Uses Considered (STP)

2,339 sq. ft. (217 m²)

SHOP ONE

Haven Road, Colchester, Essex, CO2 8HT



- Prominent corner premises
- Opposite Anytime Fitness and close proximity to The Maltings
- Ground and first floor open plan accommodation
- One car parking space included

KEMSLEY
PROPERTY CONSULTANTS

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LOCATION

Haven Road is a busy main road thoroughfare at the roundabout junction with Colne Causeway and Hythe Quay, running parallel with the River Colne.

Located approximately 1.5 miles to the south-east of Colchester town centre, the building is located opposite Anytime Fitness and within close proximity to The Maltings (student Housing). Hythe Station is within a short walking distance offering train services to London Liverpool Street. Both the A12 and A120 are within a short drive.

DESCRIPTION

Built in around 2004, the premises occupies a prominent position fronting Haven Road, forming part of a large mixed use development.

Both the ground and first floor provide predominantly open plan accommodation throughout. The premises is in excellent condition and benefits from a platform lift serving both floors. There are toilet and kitchenette facilities at first floor and the premises includes one car parking space to the rear.

ACCOMMODATION

Ground Floor	1,007 sq. ft.	(94 m ²)
First Floor	1,332 sq. ft.	(123 m ²)
Total	2,339 sq. ft.	(217 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a long leasehold basis of 159 years from October 2014 (approximately 144 years unexpired).

PRICE

£425,000 subject to contract.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

EPC

The property has an EPC rating of D – 90.

BUSINESS RATES

From enquiries made of the Local Authority, Colchester Borough Council, we are advised the premises has a rateable value of £13,750.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via joint sole agents

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