

**10-16 Vineyard Street, Colchester, Essex CO2 7DG**



## **FOR SALE** **Mixed Use Investment** 865 sq ft (80.36 sq m)

- Part Of St Botolph's Regeneration Area
- Secondary Trading Location
- Full Repairing & Insuring Leases
- Net Initial Yield Of 6.8% Overall  
Allowing For A Standard Purchasers  
Costs Of 5.75%



# PROPERTY DETAILS

## Location

The town benefits from excellent road communications with the A12 providing access to the M25 (Junction 8) and the A14 at Ipswich leading to Cambridge, the M11 and M1 Motorways. The town's main rail line station provides access to London Liverpool Street with a fastest journey time of approximately 53 minutes.

The properties are located on the eastern edge of Colchester town centre, just off St Botolph's Street and close to Vineyard Street car park and the proposed Vineyard Gate shopping development. The immediate surrounding area provides a range of retail, office and restaurant properties. Multi-storey car parking facilities are available in Osborne Street.

## Description

The properties are terraced and are of two storey traditional construction beneath pitched tiled and corrugated asbestos roofs.

## Planning

We understand from our client that the ground floor retail shops benefit from a Class A1 (Retail) use under the Town & Country Planning (User Classes) Order 1987 and the upper parts have the necessary residential planning.

## VAT

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

## Accommodation

According to our calculations the property has the following net internal floor areas (NIA):

10 Vineyard Street  
Internal width: 3.9 metres  
Shop depth: 4.4 metres  
Sales area: 14.4 sq m (155 sq ft)

14 Vineyard Street  
Internal width: 5.0 metres  
Shop depth: 6.9 metres  
Sales area: 33.65 sq m (345 sq ft)

16 Vineyard Street  
Internal width: 5.5 metres  
Shop depth: 8.3 metres  
Sales area: 39.2 sq m (365 sq ft)

12 Vineyard Street

Total NIA865 sq ft (80.36 sq m)

## Terms

The accommodation is available by way of freehold sale.

## Price

Asking price of £600,000 for the benefit of the freehold interest in these properties.

## Business Rates

We are advised by the Local Authority that the properties separately assessed and appear in the 2010 Valuation List as follows:

10 Vineyard Street rateable value £1,425  
14 Vineyard Street rateable value £2,750  
16 Vineyard Street rateable value £2,750

Council Tax - we are advised by the Local Authority that each of the five flats appear in the Valuation List in the Council Tax Band A .

## Energy Performance Certificate

The property is to be assessed.

## Legal Fees

All parties are to bear their own legal costs incurred during the course of any transaction.

For viewings and further details please contact



**Grant Polkinghorne**  
grant.polkinghorne@whybrow.net  
01206 577667



**John Grace**  
john.grace@whybrow.net  
01206 577667

01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net) | [@whybrowproperty](https://www.instagram.com/whybrowproperty)



Misrepresentation Act 1967  
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 nor 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, C04 5YQ. Registered in England No 2155295