

01206 577667

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 Whybrow

Office Suites / Studio – To let



1b, Station Road, Wivenhoe, Essex, CO7 9DH

Rent: £6,000 Per Annum Exclusive

493 Sq. Ft (45.8 Sq. M)

- Nearby Wivenhoe Town Train Station
- Close To Amenities
- New Lease or Licence Available
- Immediate Occupation Available
- May Be Suitable for A Variety of Uses – Retail, Takeaway STP

Location

Wivenhoe is a picturesque town around 3 miles south east of Colchester set on the River Colne. With links to its historic port past, the town is a popular residential area and home on the northern outskirts to the University of Essex campus.

1b Station Road is situated to the rear of Grosvenor House on the corner of the High Street and Station Road, within walking distance of the town's train station, with direct links to London Liverpool Street. The property is immediately surrounded by a good mix of residential and retail properties.



Description

The accommodation is comprised over ground and first floor and are of a timber clad construction under a pitched roof. The property is easily accessible via Station Road.

Accommodation

According to our calculations the property has the following Net Internal Area (NIA):

Ground Floor Space – 244 sq ft (23 sq m)

First Floor Space - 249 sq ft (23 sq m)

WC Facilities

Total – 493 sq ft (45.8 sq m)

Asking Terms

A new lease is to be drawn on Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

Rent

£6,000 per annum exclusive of rates, VAT if applicable and all other outgoings.

Service Charge

We understand that the property is subject to a service charge. Further details available upon request.

Legal Fees

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

Planning

The property is suitable for a range of uses. Interested parties should make their own investigations to Colchester Borough Council on 01206 282424.

Business Rates

We are advised that the property appears in the 2017 Valuation List with a Rateable Value of £1,750. Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

Energy Performance Certificate

The property has an EPC rating of 71 which equates to a C rating.



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