

LOT

COMMERCIAL PROPERTY: A VACANT FREEHOLD FORMER NIGHTCLUB IN COLCHESTER CITY CENTRE CONSIDERED TO SUIT A VARIETY OF USES SUBJECT TO PERMISSIONS



GUIDE PRICE: £180,000 *PLUS FEES

Ice Nightclub, St Helens Lane, Dutch Quarter, Colchester, Essex, CO1 1TY

A Commercial property situated within the historic dutch quarter just North of Colchester High Street. The property has previously been let out as a Nightclub however it is considered that it could suit a variety of other uses as well subject to necessary consents. It is considered that the property could be let for approximately £25,000 per annum which would represent a yield of 13.8 % of the guide price.

ACCOMMODATION

The property benefits from the following Gross Internal Areas:

- Dance Floor/Bar 2,250 sq.ft
- Store 120 sq.ft
- First Floor
- Store 155 sq.ft
- WC's 175 sq. ft
- Total 2,700 sq. ft (248 sq.m)

N.B.

The overall plot measure approximately 3165 square foot (294.01 m2) which includes parking. The property is located in a predominately residential area and therefore it is considered that it it could offer residential redevelopment potential subject to planning permission and all other relevant permissions.

PLANNING

For all planning enquiries please contact Colchester City Council on 01206 282222

EPC RATING

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TENURE

Freehold

VIEWING

By appointment with the auctioneers

JOINT AUCTIONEER

