

£19,120 per annum exclusive

Bus Depot, Station Road, Harwich, Essex, CO12 3NA



Detached Workshop/Industrial Building & Yard For Sale

3,705 Sq Ft (344 Sq M)

- Detached Premises
- 0.34 Acre (0.137 Hectares)
- 17m Wide Loading Doors
- 4.814m Eaves Height
- Suitable For A Range Of Uses, STP

Location

Harwich with a resident population of circa 12,000 people is situated approximately 15 miles to the east of Colchester via the A120 trunk road.

The subject properties are situated off the town's High Street and close to the mainline rail station which provides regular rail services to Colchester and London Liverpool Street.



Description

A detached workshop of brick construction with brick/corrugated cladding beneath a corrugated metal roof with high bay glazing along the side elevation benefitting from an eaves height of 4.82m, concertina loading doors (17m width) and single storey offices/stores/wc's to the side.

To the front and side of the buildings is a large open concreted yard.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Industrial/Workshop	3,705 sq.ft
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Asking Terms

Freehold - £525,000 are sought for the benefit of this valuable freehold interest.

Legal Fees

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

Planning

The property has previously been used as a bus depot but is considered suitable for a range of uses, subject to planning.

Interested parties are advised to make their own investigations of Tendring District Council on 01255 686868.

Business Rates

The property is to be assessed for Business Rates.

Energy Performance Certificate

The property is to be reassessed for an EPC.