

01206 577667

 **Whybrow**

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Mixed Retail/Residential Period For Sale Freehold



37 North Hill, Colchester, Essex, CO1 1QR

Asking Price: £215,000

841 Sq. Ft (78.1Sq. M)

- Popular & Busy City Centre Location
- Attractive Period Building
- Residential Upper Floors
- Suit Variety of Uses, Subject to Planning
- Of Interest To Owner Occupiers & Investors

Location

Colchester which was granted City status in 2022 and with a resident population of circa 180,000 people is a major economic centre.

Over the past two decades, it has been one of the fastest growing centres in the UK, benefitting from excellent communication links via the A12 to London, the A120 to Stansted Airport, and to the Midlands via the A14 at Ipswich. Regular inter-city links are provided to London Liverpool Street with a fastest journey time of 46 minutes.

The City centre contains two major shopping centres, Fenwick, a major department store and a wide array of national, regional, and local retailers and other commercial operators.



Description

This period property, parts of which date to 1510, comprises an attractive ground floor sales area which benefits from a glazed frontage, carpets, hardwood flooring and spot lights.

At first floor level, there is a partly fitted kitchen, former lounge and bathroom with panel bath, wash hand basin and wc and a further office/store on the second floor via a narrow staircase.

The property contains a wide array of period features.

Accommodation

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

Internal Width	16'0"
Shop Depth	24'2"
Ground Floor Sales Area	345 sq.ft
Basement	140 sq.ft
First Floor Kitchen	2.8m x 3.57m
Lounge	3.9m x 3.64m
Second Floor Office / Store	3.5m x 2.53m

Asking Price

£215,000 Freehold

Planning

The property benefits from an established Class E (Retail) use with residential upper floors. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £8,200.

Energy Performance Certificate

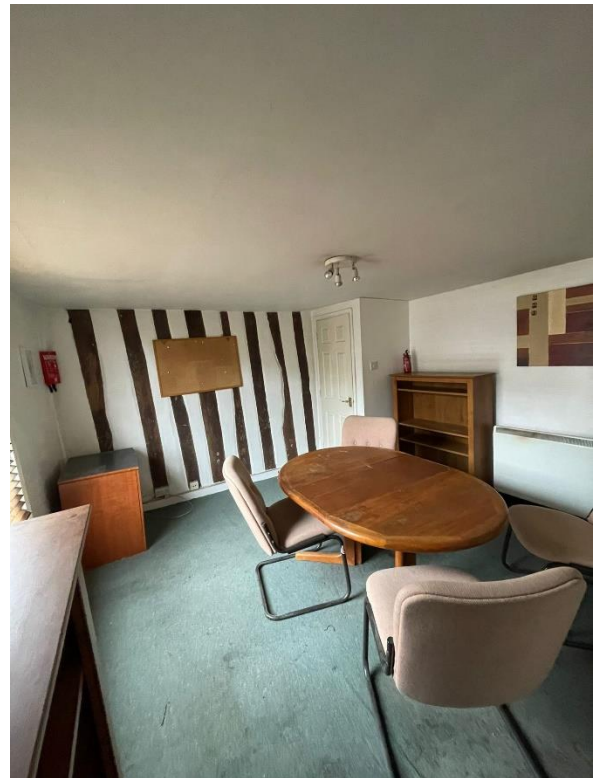
The property is to be reassessed for Business Rates.

Legal Fees

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



Photos



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

Misrepresentation Act 1967

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