

50a Harwich Road, Manningtree, Essex, CO11 2LS



Yard with Workshops

For Sale

0.09 Acres (0.04 Hectares)

- 0.0901 Acres (0.365 Hectares) Site
- 850 sq.ft (78.96 sq.m) Workshops
- Rural Position
- Suit Various Uses, STP
- Freehold Sale

Location

Situated just off the A137, the property occupies a largely rural position, approximately 1 mile west of Lawford and Manningtree and some nine miles east of Colchester.

The property is accessed via a shared driveway from the main road immediately to the rear of the houses along the road frontage.



Description

The site which is part concreted/part unsurfaced contains an open sided workshop/stores which are of timber construction beneath a pitched roof and benefiting from a concrete floor, secure gated access, lighting, electricity and mains water (and via a borehole).

Accommodation

The workshops have a gross external area of 850 sq.ft (78.96 sq.m).

We calculate the site area at 0.0901 acres (0.365 hectares).

Asking Terms

Freehold

Price

Offers in the region of £165,000 are invited for this valuable freehold interest with full vacant possession.

Legal Fees

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

Planning

The property has been used for storage and stabling. Interested parties should make their own investigations of Colchester City Council on 01206 282222.

Business Rates

The property is not assessed for Business Rates. Interested parties would need to make their own investigations of the Valuation Office.

Energy Performance Certificate

The property does not have an EPC rating and is to be assessed.