

Asking Price £475,000



Grosvenor House, Wivenhoe, Colchester, Essex, CO7 9BE

COMMERCIAL INVESTMENT WITH VACANT PARTS FOR SALE

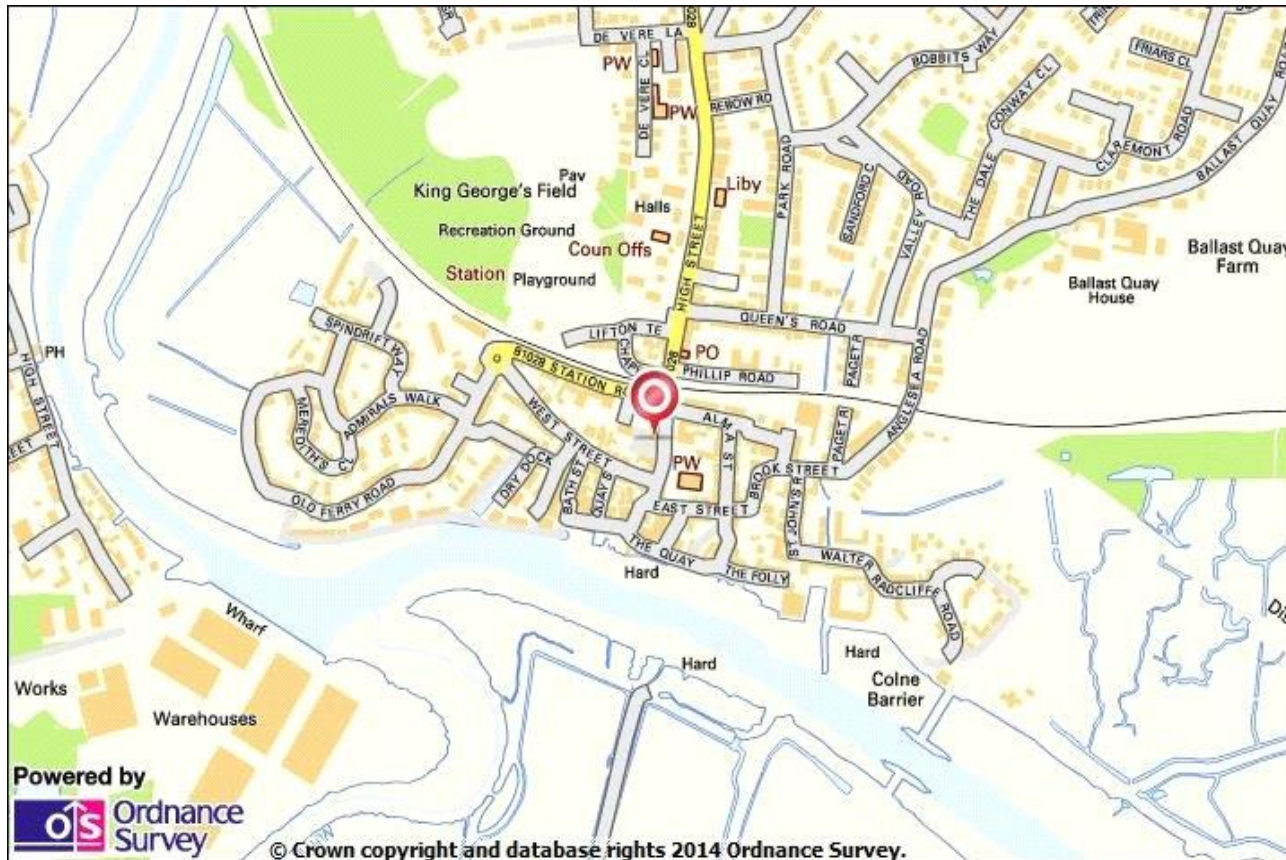


Of Interest To Owner Occupiers, Investors, and Developers

Details



- 4,074 Sq Ft (378 Sq Mt)
- Grade II Listed Building
- Prominent Corner Position Close To The Railway Station
- Rental Income- £28,800 PAX
- Asking Price – £475,000 (Four Hundred and Seventy Five Thousand Pounds)
- OF INTEREST TO INVESTORS, DEVELOPERS AND OWNER OCCUPIERS



Location

Wivenhoe, with a population of around 7,500 people lies approximately 3 miles south east of Colchester via the A133 Clacton Road and the B1028 Colchester Road.

Description

This property Grade II listed property which is of brick construction beneath a pitched slate roof. Situated prominently at the junction of the High Street and Station Road.

The building comprises two ground floor self contained shops with a separate entrance providing access to the upper floor offices office suites.

EPC

The building and Suite F & G have valid EPC's. The other suites are to be assessed.

Ratable Values

37 High Street:	£7,200
Shop A:	£5,600
Shop B:	£4,350
Suite D & E:	£9,500
Suite F:	£4,350
Suite G:	£3,300

Accommodation



Unit	Sq Ft	Tenant	Lease Start	Expiry	Rent	Comments
37 High Street	495	Ms K Clarke	28/05/2019	28/05/2024	£6,750	
Shop A	469	Mr S Bullen	24/07/2014	23/07/2017	£7,250 pax	Tenant holding over. New Lease terms under negotiation.
Shop B	452	Mr C Sterling	03/08/2021	02/08/2031	£8,500 pax	
Suites D & E (First)	1,248	Vacant	Vacant	Vacant	Vacant	On the market at an asking rent of £9,500pax
Suite F (Second)	674	Ultima Office Limited	14/07/2021	13/07/2023	£4,500 pax	Tenant holding over. New lease terms under negotiation.
Suite G (Second)	736	Mr N Vastardis	01/07/2022	01/07/2024	£1,800 pax	
Totals	4,074sq.ft (378 sq.m)				£28,800 pax	

Terms

The property is available at an asking price of £400,000 (Four Hundred Thousand Pounds). The sale will be treated as a Sale of a Going Concern (TOGC) for tax purposes.

The property is not elected for VAT.

Viewings

Viewings are available strictly by prior appointment with the joint sole agents, Whybrow. Please contact Ewan Dodds, Will Moss or Emily Jones to arrange a viewing or for further information:

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For additional details, please visit our website as below.

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