

**01206 577677**

**The Old Bank, 63 High Street, Kelvedon**

**Freehold with Vacant Possession for Sale**

 **Whybrow**

**Asking Price £650,000**



## Location and Description



### Location

Kelvedon is a small village in North Essex located between Colchester and Witham and offering easy access to the main communication links, including the A12 to the M25 (J.24), the A120 to the Ports of Harwich and Stansted Airport and via the A14 via Ipswich to the Midlands. There are main line rail links to London Liverpool Street with a journey time of around 45 minutes.

### Description

The Old Bank comprises a late 1700's Georgian period building over ground and first floors with a secluded garden to the rear.

The property benefits from single glazing, gas heating (ground only) with air conditioning upstairs, shared wc and kitchen facilities to the ground, with the first floor suites having their own.



## Asking Terms

The property is offered with offers being invited in excess of £650,000.

## Accommodation

The property is available with vacant possession and benefits from the following Net Internal Areas (NIA):

Ground	
Office 1:	310 Sq ft
Office 2:	855 Sq ft
First	
Office 3:	495 Sq ft
Office 4:	310 Sq ft
<b>Total:</b>	<b>1,970 Sq Ft (183 Sq M)</b>

## Legal Fees

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





### Planning

The property benefits from an established Class E use which encompasses a range of uses including retail, offices, financial services, restaurant/café, leisure and medical. Interested parties are advised to contact Braintree District Council on 01376 552525.

### Business Rates

The property appears in the Valuation List with a Rateable Value of £27,350.

### Energy Performance Certificate

The property has an EPC with the rating of C68. A copy of the certificate is available upon request.



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