

01206 577677

10-12 Crouch Street, Colchester, CO3 3ES

Freehold Investment for Sale

 **Whybrow**

Asking Price £900,000



# Investment Details



## Investment Details

- Niche secondary shopping location
- Two ground floor retail units.
- Sales area-1,890sq.ft (175.6sq.m.)
- Four residential units on the first and second floor, let via AST's.
- Rental income- £53,600pax
- Vacant unit, newly refurbished on the market for £18,000pax.
- Asking Price - £900,000 (Nine Hundred Thousand Pounds).

## Location and Description

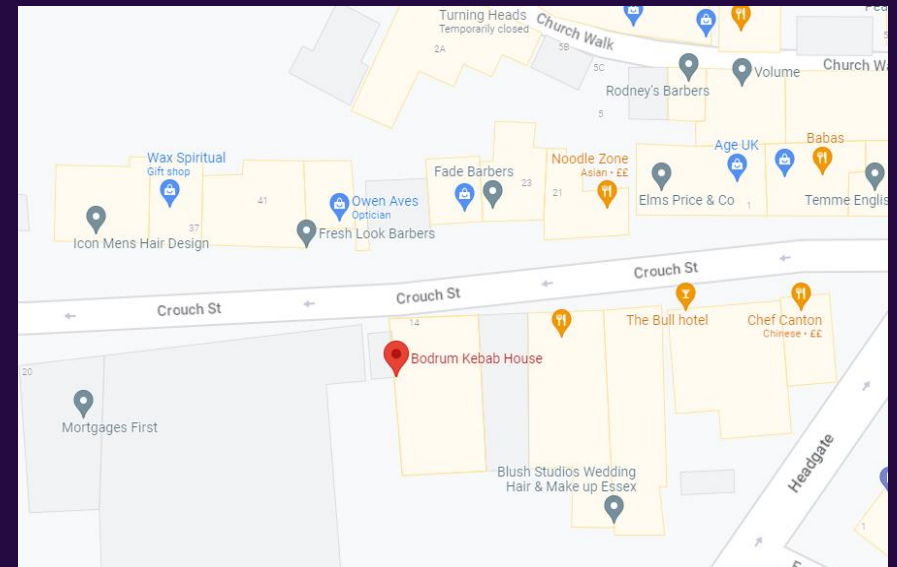


Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The town benefits from excellent communication links via the A12 to the M25 (J. 28), Stansted Airport and the Port of Harwich via the A120, and via the A14 at Ipswich to the Midlands. Mainline rail connections are provided to London Liverpool Street with a fastest journey time of 52 minutes.

The subject property is situated on the South West corner of the City centre, close to Southway, the City's southern Ring Road. Crouch Street is a popular trading area which contains a broad range of niche local and regional retailers, restaurants/cafes/takeaway, office and residential occupiers.

The property comprises two ground floor shops, one of which is vacant with the first and second floors converted into two one bedroom and two, two bedrooms flats which are currently fully let by way of AST's.

Multi storey parking is available nearby in St Marys and St Johns Street.



# Tenancy Schedule



Address	Tenant	Lease	Rent Achieved
10 Crouch Street	Vacant	N/A	Available at £18,000pax
12 Crouch Street	Bodrum Grill	03/07/2019 to 03/07/2039	£20,000pax
Flat 1 10 Crouch Street	Mr Babacu	01/01/2023 to 01/01/2024	£9,000(£750pcm)pax
Flat 2 10 Crouch Street	Mr Mohammed	17/04/2023 to 17/10/2023	£9,000(£700pcm)pax
Flat 3 10 Crouch Street	Ms Faiti	22/10/2018 to 22/10/2019 (rolling contract)	£7,800(£650pcm)pax
Flat 4 10 Crouch Street	Mr Alatoom	01/09/2018 to 01/09/2019 (rolling contract)	£7,800(£650pcm)pax
<b>Rental Income</b>			<b>£53,600pax</b>

## Town Planning

The vacant property has an established Class E (Restaurant) use and the adjoining property as a restaurant/takeaway. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Legal Fees

All parties are to be solely responsible for their own legal costs incurred throughout any transaction.

## Energy Performance Certificate

10 & 12 Crouch Street along with flats 1 & 2 have been assessed for EPC's. The EPC's for Flats 3 + 4 have expired during the tenancy and will need to be further assessed. A copy of the certificates is available upon request.

## Terms

Freehold- Offers of £900,000 are invited.

## Viewings

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



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



**Will Moss BSc**  
William.moss@whybrow.net  
01206 577667

**01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)**

Misrepresentation Act 1967

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295