## **Town Centre Retail Shop – Freehold For Sale**



43 St John Street, Colchester, Essex, CO2 7AD

### **Property Details**

# Whybrow

#### Location

The property is situated in St Johns Street, a busy secondary trading location opposite St Johns Walk Shopping Centre which houses various multiples including Iceland and Poundstretcher plus a 650 space multi storey car park.

St Johns Wynd, immediately adjacent to the property provides pedestrian access to Sir Isaacs Walk and the Culver Square Shopping Centre.

#### Description

This terraced property comprises ground floor open plan sales with first and second floor storage/offices, and has a double fully glazed frontage with centrally located entrance.





#### Accommodation

The property benefits from the following dimensions and Nett Internal Areas (NIA): Gross Frontage 17'6" 16'3" Internal Width 31'3" Shop Depth Ground Floor Sales 480 Sq.Ft First Floor 460 Sq.Ft 135 Sq.Ft Second Floor 1,075 Sq.Ft (100 Sq.M) Total

#### Asking Price

Freehold- £215,000

#### **Town Planning**

The property has previuosly been used as a retail shop but is considered suitable for a range of comemrcial uses. Interested parties are advised to contact Colchester Borough Council on 01206 282222.

#### **Business Rates**

The property appears in the Valuation List with a Rateable Value of  $\pounds 10,000$ .

#### Legal Fees

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

#### **Energy Performance Certificate**

A new EPC is to be obtained.

### Location

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- Ground Floor sales area- 480 sq. ft
- First and Second Floor accommodation
- Opposite multi storey car park
- Close to Culver Shopping Centre



Misrepresentation Act 1967

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