

# Town Centre Retail Shop – Freehold For Sale



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

## 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"
Internal Width	16'3"
Shop Depth	31'3"
Ground Floor Sales	480 Sq.Ft
First Floor	460 Sq.Ft
Second Floor	<u>135 Sq.Ft</u>
<b>Total</b>	<b>1,075 Sq.Ft (100 Sq.M)</b>

## Asking Price

Freehold- £205,000

## Town Planning

The property has previously been used as a retail shop but is considered suitable for a range of commercial 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 £10,000.

## Legal Fees

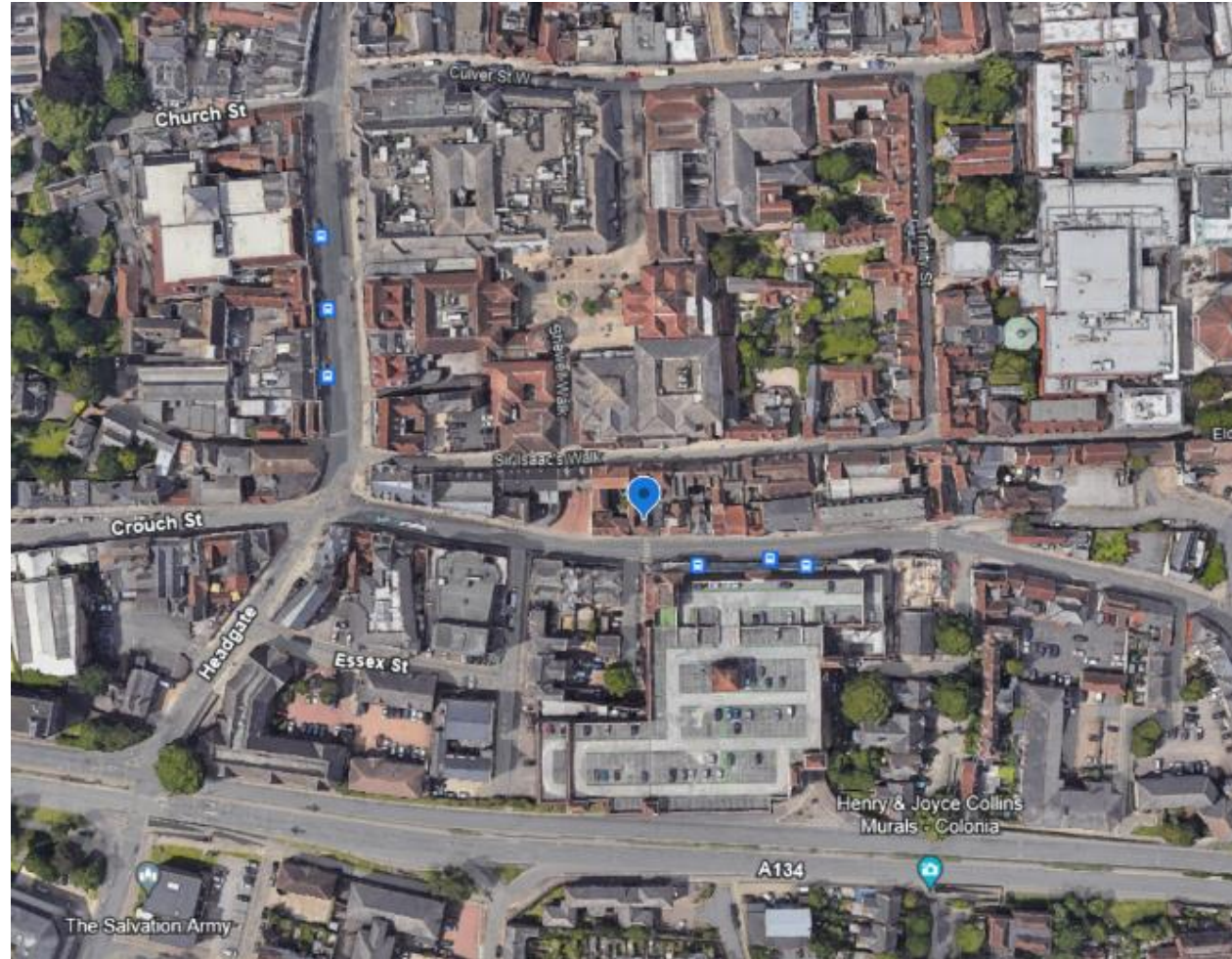
Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The property has an EPC rating of C52.



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



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