Town Centre Retail Shop – Freehold For Sale





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

Property Details



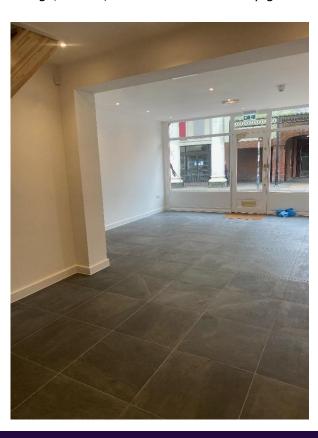
Location

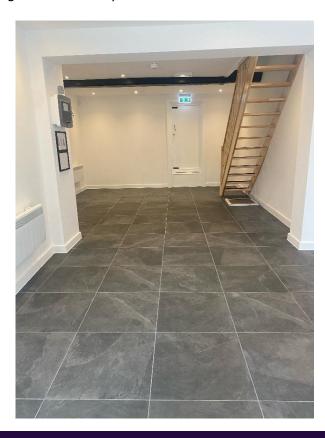
The property is situated in St Johns Street, a busy secondary trading location opposite St Johns Walk Shopping Centre which houses various multiples including Iceland and Poundstretcher plus a 650 space multi storey car park.

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 135 Sq.Ft

Total 1,075 Sq.Ft (100 Sq.M)

Asking Price

Freehold- £205,000

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 £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.

Location





- 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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