

Terraced industrial unit- Freehold

 **Whybrow**



1 Station Street, Walton-on-the-Naze, CO14 8DL

Location

Walton-on-the-Naze, with a population of some 7,000 people is situated on the East coast, next to the well known coastal resort of Frinton-on-Sea and is some 18 miles east of Colchester via the A120/B1034 Walton Road.

The property is situated close to the town's railway station, the towns beach and famous Walton Pier.



Description

Comprising an end terraced unit, the building is of concrete portal frame construction with brick cladding, a mono pitch, corrugated asbestos roof and benefits from a roller shutter loading door, personal entrance, windows to the front elevation and an eaves height of 11'3".

Included within the building is a mezzanine floor and there is forecourt parking/loading for approximately 2 vehicles.

- 905 sq. ft (84 sq. m)
- Mezzanine floor
- Forecourt Parking
- Roller Shutter Loading Door
- Asking Price £77,500 per annum excusive
- Eaves height of 11'3
- Situated close to Walton on Sea train station



Accommodation

The property has the following gross internal area:

Workshop	675sq.ft
Mezzanine	230sq.ft

Gross Internal Area 905sq.ft(85sq.m)

Rateable Value

The property appears in the Valuation List with a Rateable Value of £4,100.

Town Planning

The property has been used for industrial/workshop purposes. Interested parties should make their own investigations of Tendring District Council on 01255 686868.

Tenure

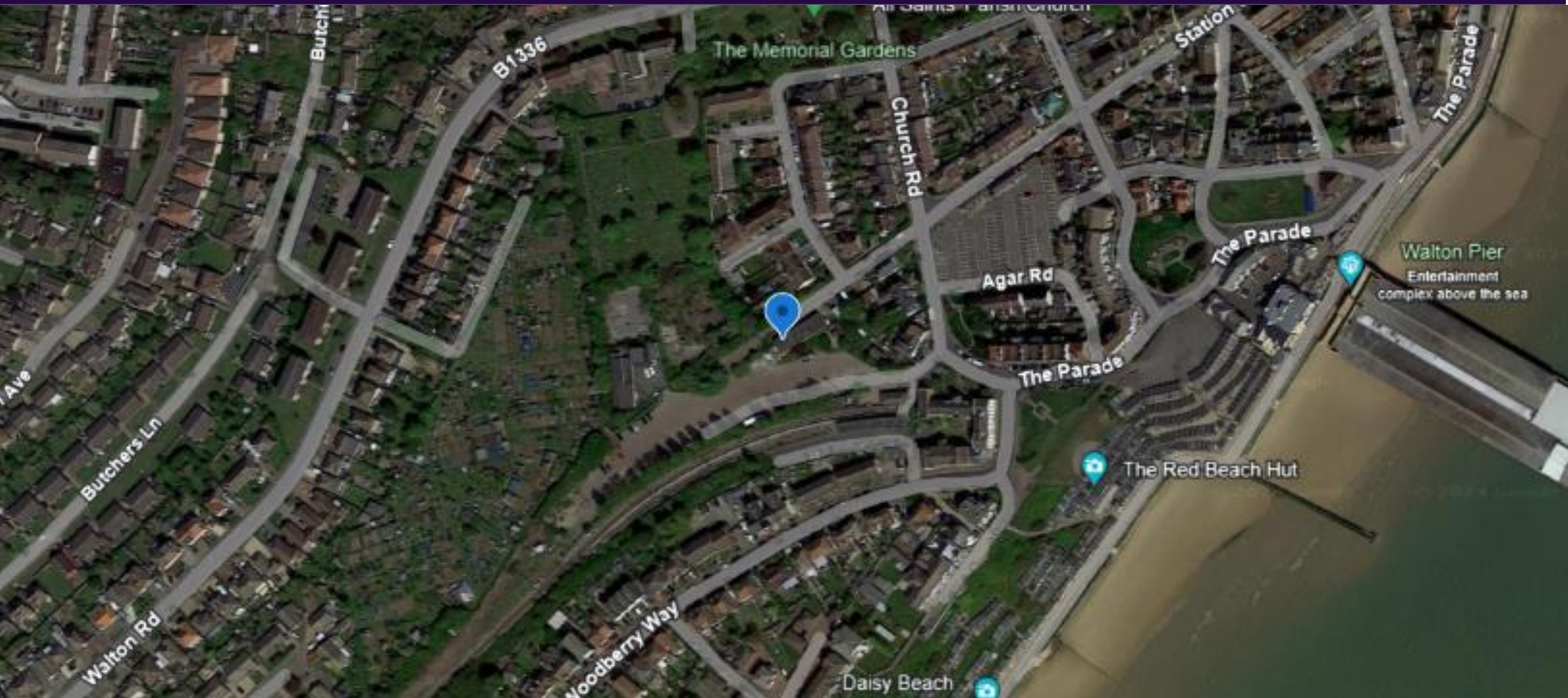
Freehold – Offers of £77,500 are invited.

EPC

The property has an EPC rating of: TBC

Viewings

Strictly by prior appointment through the above sole agents.



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