



7/9 High Street, Wivenhoe, Essex, CO7 9BE



- **375 Sq. Ft Sales Area**
- **340 Sq. Ft Storage**
- **Close to all Local Amenities**
- **Prominent Position**
- **With Full Vacant Possession**





## Location

Wivenhoe, with a population of around 7,500 people lies approximately 3 miles south east of Colchester via the A133 Clacton Road and the B1028 Colchester Road. The town benefits from excellent communication links by the A12/A120 to the M25 (J. 28) linking the property towns such as London and Ipswich. Stansted Airport is situated approximately 36 miles to the west of the estate and is within a 55-minute drive time.

The town also has direct rail links to London Liverpool Street with a fastest Journey time of 58 minutes.

## Description

The shop offers two adjoining sales areas with first floor storage/office accommodation and benefits from attractive arched display windows and external WC/ cloak facilities.

## Accommodation

The property benefits from the following Net Internal floor area (NIA):

Sales Area	375 sq. ft
First Floor	340 sq. ft
Net Internal Area	715 sq. ft (66.45 sq. m)

## Tenure

The property is available for sale with vacant possession at an asking price of £235,000

## Town Planning

The shop benefits from Class E use. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £7,600.

## Legal Fees

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

## Energy Performance Certificate

The property is yet to be assessed for an EPC.



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