



17 Trinity Street, Colchester, Essex, CO1 1JN

## Location

Colchester has a resident population of circa 200,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the Midlands via the A14 at Ipswich.

The property is situated on the picturesque Trinity Street adjacent to the junction with Sir Isaacs Walk, Scheregate Steps and Eld Lane.

It is within walking distance to Colchesters oldest standing building, Holy Trinity Church and St Johns Walk Shopping Centre, which includes a 650 space multi storey car park.

## Description

The subject property comprises a two storey, early 20<sup>th</sup> Century building, constructed of brick walls beneath a pitched tiled roof. The property is currently fitted out a ground floor restaurant and with kitchen on the first floor.

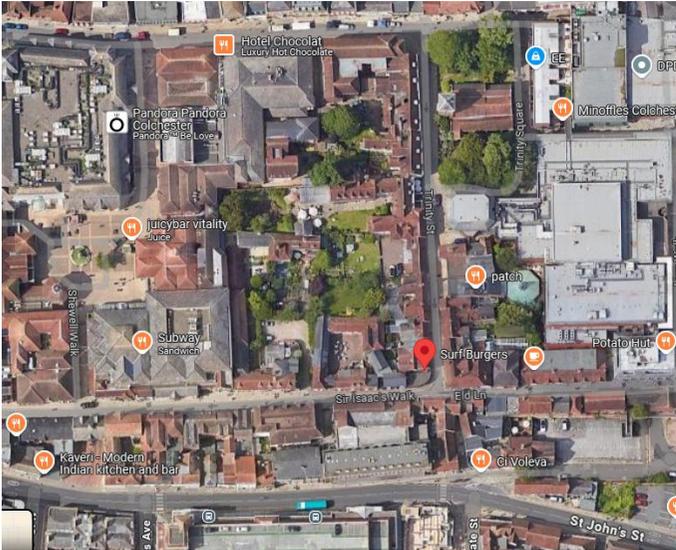
## Accommodation

According to our calculations, the property has the following NIA floor areas:

Ground Floor	324 sq. ft
First Floor	<u>318 sq. ft</u>
<b>NIA</b>	<b>642 sq. ft (59.65sq.m)</b>

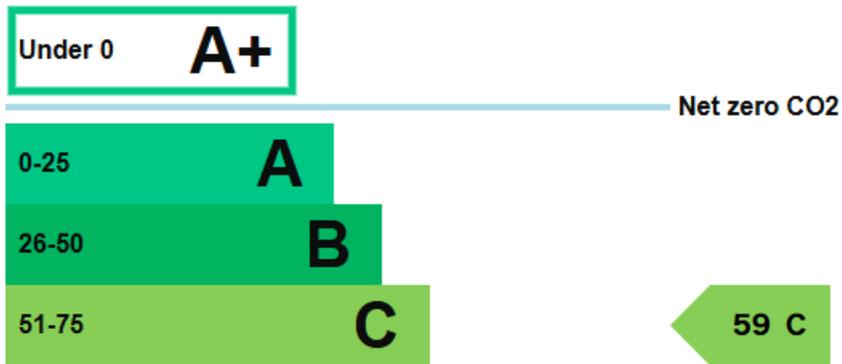
- **Ground Floor Sales Area 324 sq.ft (30.10sq.m)**
- **Net Internal Floor Area 642 sq.ft (59.65sq.m)**
- **Busy Pedestrianised Area**
- **Picturesque Shopping Street**
- **Close to a Multi-Storey Car Park with 650 spaces**
- **Would Suit a Variety of Uses (STP)**





## Energy rating and score

This property's energy rating is C.



## Asking Price

We are instructed to invite Freehold offers in excess of £125,000 (One Hundred and Twenty-Five Thousand Pounds)

## Town Planning

The property has previously been used as a restaurant/café but is considered suitable for a range of commercial uses, STP. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Rateable Value

The property appears in the Valuation List with a Rateable Value of £8,800.

## VAT

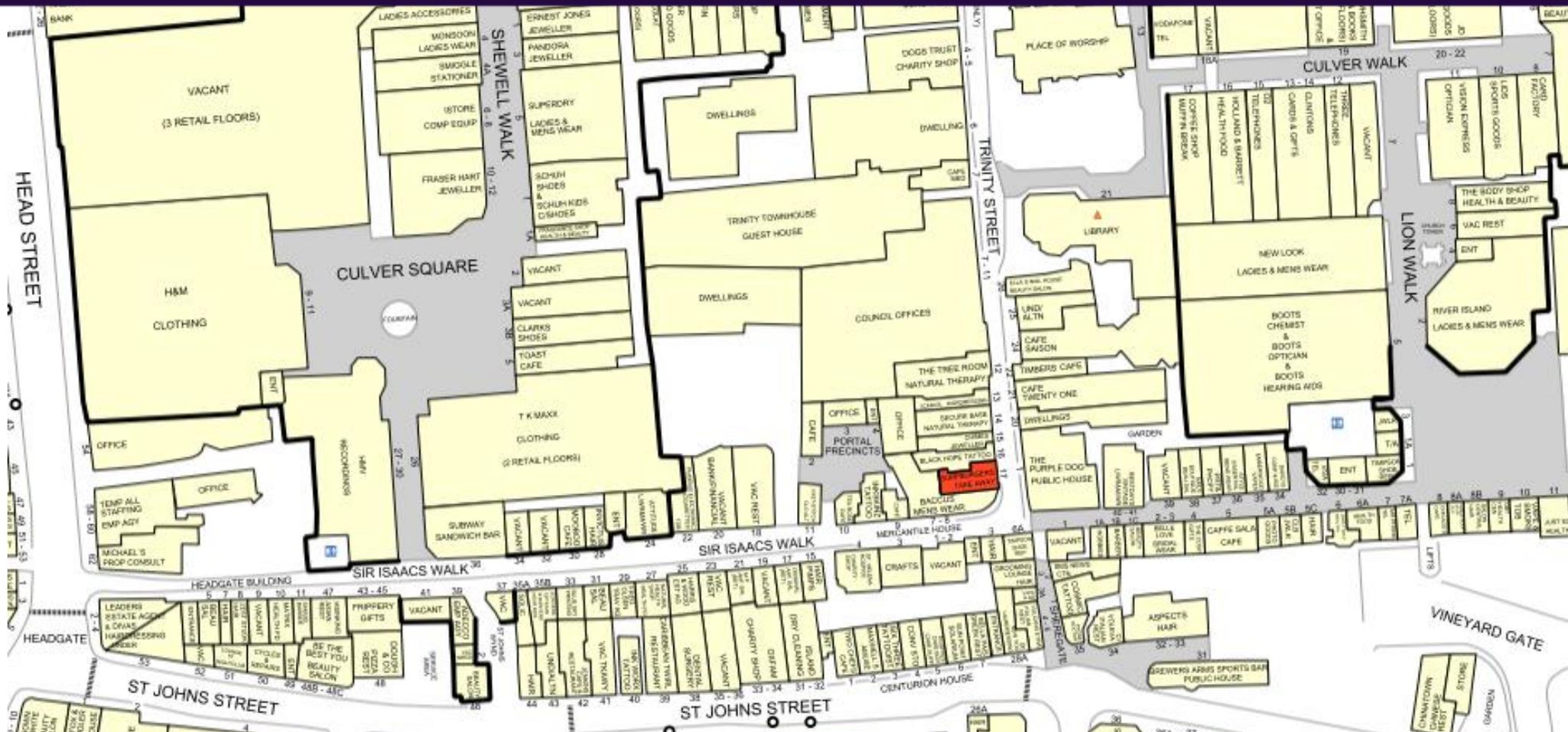
The property is not elected for VAT.

## Legal Fees

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

## EPC

The property has an EPC rating of C59.



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