



107 High Street, Colchester, Essex, CO1 1TH





- Gross Internal Area 8,670 sq. ft (805sq.m)
- Residential Development Opportunity
- Planning Permission for 16 Apartments
- Prominent City Centre Premises
- Close to Castle, Castle Park and multi storey parking
- Retail Investment also available
- **FREEHOLD FOR SALE**



## Location

Now with City status, Colchester is a major economic centre in north Essex with a resident population of circa 185,000 people which is due to expand to over 200,000 people.

The City benefits from excellent access to the A12, M25 (J. 28), the A120 to the Ports of Harwich and Stansted Airport and via the A14 via Ipswich to the Midlands. Main line rail links to London Liverpool Street have a fastest journey time of 46 minutes.

The property occupies a prominent location on the eastern edge of the High Street and into the Dutch Quarter, close to the Castle and recreational amenities in Castle Park.

## Description

The property which was formerly used as a club comprises a part three storey/part single storey building of brick construction beneath various pitched and flat roofs with basement level offering pedestrian entrances from Maidenburgh Street and Museum Street.

## Accommodation

The property benefits from the following Gross Internal Areas (GIA):

Ground Floor	2,594 Sq Ft
First Floor	3,747 Sq Ft
Second Floor	2,329 Sq Ft
<b>TOTAL</b>	<b>8,670 Sq Ft (805 Sq M)</b>







## Terms

Freehold offers in the region of £535,000 are invited. Consideration will be given to selling the ground floor retail investment in 107 High Street which is currently let. Details are available upon request.

## Town Planning

The property benefits from planning permission to part demolish the rear extension (roof) and the erection of two additional storeys, and the conversion of the upper floors to create 16. No. apartments (Ref. 231077). The proposed development will have a Gross Floor Area of 10,485sq.ft(974sq.m). Interested parties are advised to contact Colchester City Council on 01206 282222.

## Rateable Value

The property appears in the Valuation List with the following Rateable Values:

107 High Street	£26,500
2 <sup>nd</sup> Floor 107 High Street	£6,600

## VAT

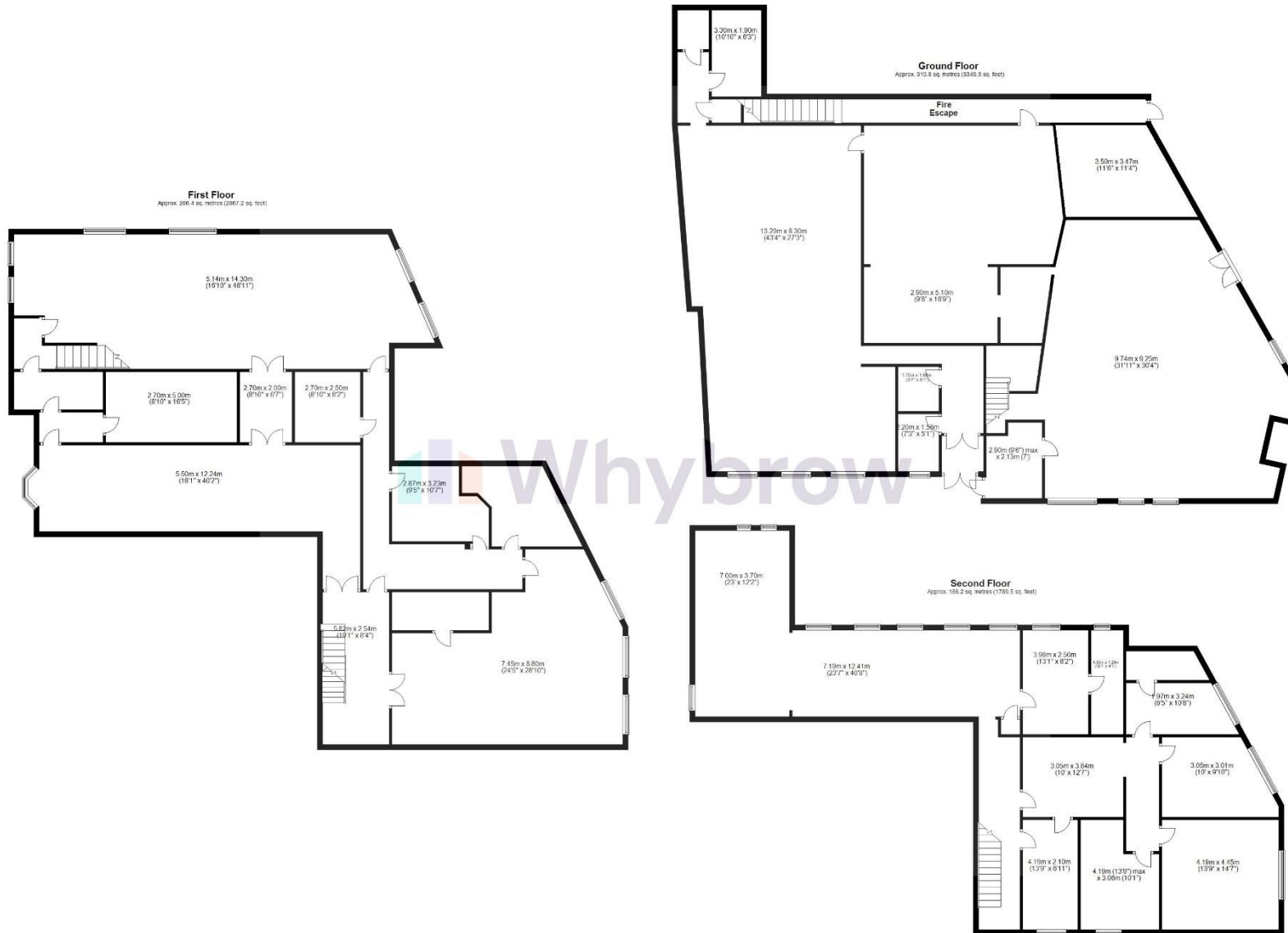
Further details are available upon request.

## 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 G192. A copy of the certificate is available upon request.



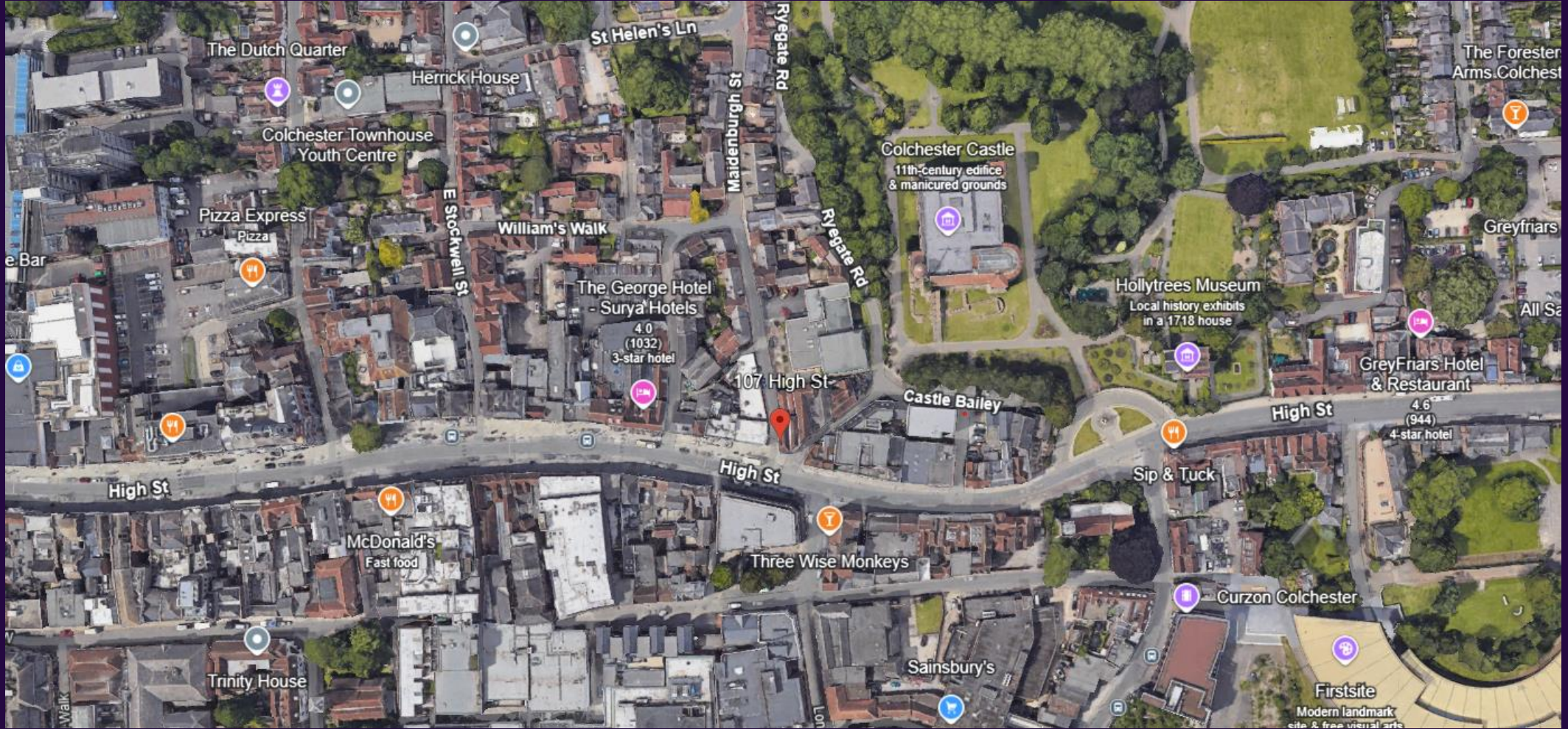
Total area: approx. 743.4 sq. metres (8002.0 sq. feet)

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