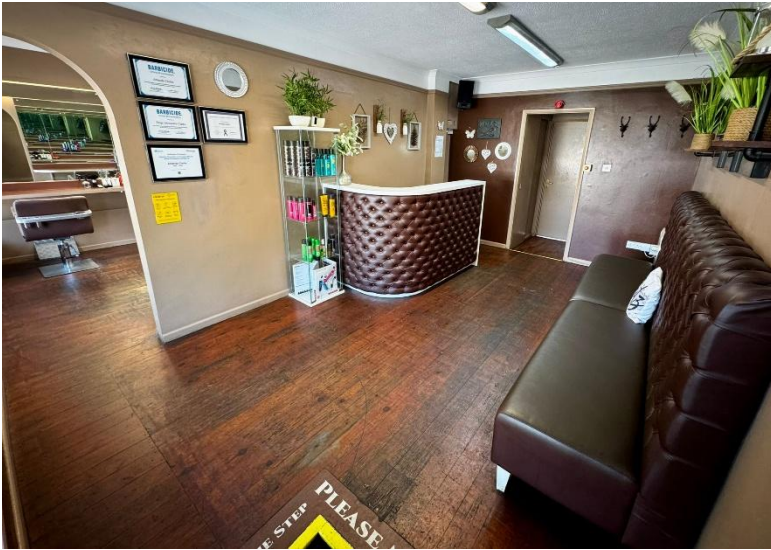


Retail Shop with Self Contained Flat - For Sale



60-62 London Road, Colchester, Essex, CO3 4DF



- Rear Parking accessed via Back Lane
- Self Contained 2 Bedroom Flat Above
- Available with Full Vacant Possession
- External Storage Room
- Good Communication Links

Accommodation

According to our calculations, the property has the following Net internal areas:

Ground Floor

Sales Area 323 sq. ft

Internal Store 224 sq. ft

First Floor

Bedroom 1 143 sq.ft

Bedroom 2 86 sq. ft

Living Room 137 sq. ft

Kitchen 86 sq. ft

WC 39 sq. ft

External Store 68 sq. ft

Garage 150 sq. ft

NIA 1,256 sq. ft (117 sq. m)



Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (Junction 28) linking the towns such as London and Ipswich. Colchester has good railway links with a fastest time to London Liverpool Street of just 50 minutes.

The property is located on the City's western edge along London Road, this road links the City Centre and Stanway which house a variety of national occupier such as M&S, B&Q, Salisbury's and B&M. London Road itself has a range of regional occupiers such as Kingsland Church and 1 Stop Healthcare plus a variety on independent occupiers.

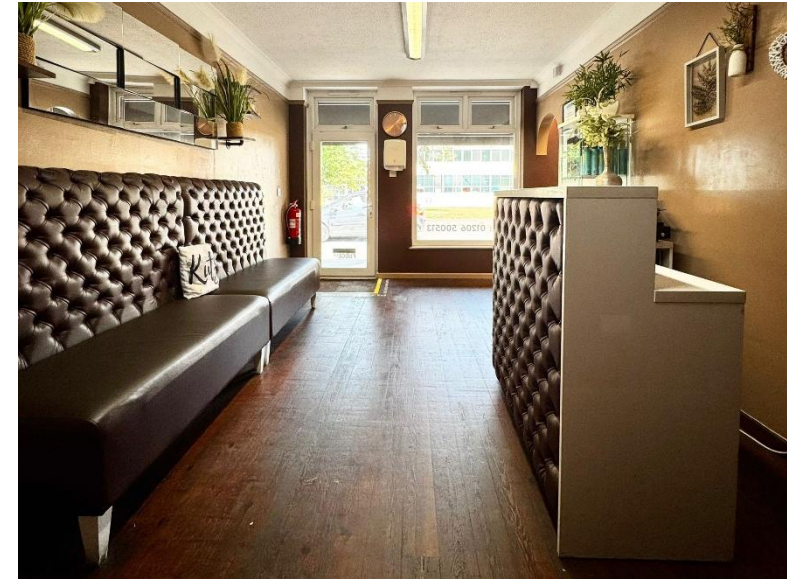
Description

The building comprises a two story mixed residential and retail property with part pitched tiled roof and felted flat roof to the rear. It is of brick construction with UPVC windows throughout.

The ground floor comprises a majority of sales area currently fitted out as a hair salon. It has hardwood flooring and led strip lights. Towards the rear on the left hand side there is an additional sales area with 2 storage cupboards. Towards the rear on the right hand side there is a WC and kitchenette with small room which is currently used as storage.

The flat above is self contained accessed via the rear of the property. It has a total of 2 bedrooms, a living room, kitchen and bathroom. The flat is heated via electric wall mounted heaters.

Externally towards the rear there is a concrete surfaced yard/garden area with an external storage unit built of brick construction which is currently used as a laundry room with power and water connected. Further to this there is a garage and space to park two cars. This is accessed by a private drive via Back Lane.





Town Planning

The property benefits from mixed use incorporation both retail and residential aspects. 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 £6,900.

Asking Terms

The property is available to purchase Freehold with full vacant possession. We are seeking offers in excess of £325,000.

VAT

The property is not elected for VAT.

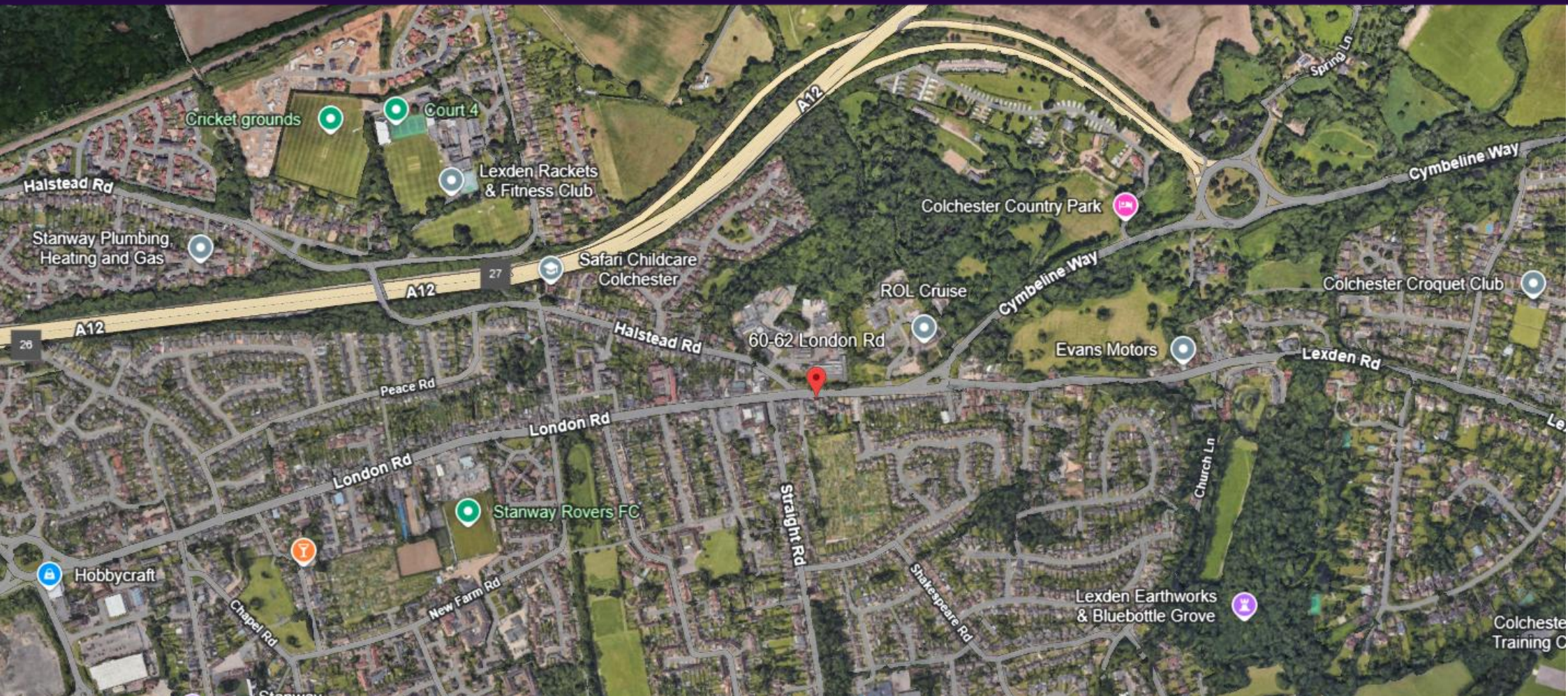
Legal Fees

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

EPC

The property currently doesn't have an EPC rating and is due to be assessed.





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