

City Centre Bar - Freehold For Sale



45 North Hill, Colchester, Essex, CO1 1PY

Asking Price - £200,000

- **Central City Location**
- **2 Floors of accommodation and Beer Garden**
- **Grade 2 Listed – Dating back to the 16th Century**
- **Within walking distance of the main railway station**
- **Suit variety of uses (STP)**



Location

Colchester, now with City status, 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. Over the past two decades, it has been one of the fastest growing centres in the UK, benefitting from excellent communication links via the A12 to London, the A120 to Stansted Airport, and to the Midlands via the A14 at Ipswich. Regular inter-city links are provided to London Liverpool Street with a fastest journey time of 46 minutes.

The property is centrally located in a substantial Essex city close to the High Street, multiple retailers and extensive public parking.

Description

The property which is Grade II Listed and dating from its earliest to around c16, is of timber-frame construction, plastered walls and wooden windows and floors, and comprises ground and first floors with a cellar.

The property comprises an attractive ground floor bar area which benefits from a glazed bay window frontage, customer entrance door, hard wood flooring, spotlights and separate ladies and gents w/cs.

At first floor level, there are 3 offices/storerooms, a partly fitted kitchen and WC.

The property contains a wide array of period features. There is also a central passageway between the neighbouring property to a rear court and enclosed beer garden.





Accommodation

According to our calculations the property benefits from the following:

Ground Floor Bar	691sq.ft
First Floor Office 1	172sq.ft
First Floor Office 2	237sq.ft
First Floor Office/Store	188sq.ft
Kitchen/WC	97sq.ft
Total	1,385sq.ft
Cellar	317sq.ft
Rear Yard	891sq.ft

Rateable Value and Town Planning

The property appears in the Valuation List with a Rateable Value of £18,500. We are advised that that the property benefits from a Sui Generis Class Use. Interested parties should make their own investigations with Colchester Borough Council on 01206 282222.

Asking Price

The property is available to purchase Freehold with Vacant Possession at an asking price of £200,000 (Two Hundred Thousand Pounds).

VAT

We understand 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 is Grade 2 Listed so exemptions may apply. The property requires reassessment.



Total area: approx. 146.6 sq. metres (1578.4 sq. feet)



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