01206 577667
www.whybrow.net

Whybrow

Retail Shop – For Sale



14 Eld Lane, Colchester, Essex, CO1 1LS

Asking Price: £140,000

474 Sq. ft (43 Sq. m)

- Pedestrianised Town Centre Location
- Suitable for a Variety of Uses STP
- New Lease Available
- Excellent Public Transport Links
- Public Car Parking located Near By
- Good Access to the A12 Providing Links to Chelmsford and Ipswich

Property Details

Location
The property is located on the southern edge of Colchester City centre, within a popular pedestrianised area providing a diverse mix of independent retailers, cafés, restaurants and national occupiers, making it an attractive destination for both shoppers and visitors. Lion Walk Shopping Centre, Culver Square and the wider city centre amenities are all within a short walking distance, together with numerous public car parks providing convenient access for customers.

Colchester Town railway station is approximately a 5 minute walk from the property, providing regular services to Colchester North Station, which offers direct connections to London Liverpool Street with a fastest journey time of 57 minutes. Regular bus services operate throughout the city centre, providing links to surrounding residential areas, business parks and the University of Essex. The property also benefits from convenient road access via the A134, A133 and nearby A12, connecting Colchester with Chelmsford and Ipswich.

Description
The building is currently occupied by Merrills Electrical; we are advised they will vacate prior to a sale. The building itself is situated in the middle of a brick built terrace with a pitched tiled roof. It is divided over 2 floors and has full commercial use.

The ground floor has a sales area at the front with shelves on the walls, there is carpeting and LED striplight throughout. Towards the rear there is a small storage area.

On the first floor there is an office which could be used as additional storage along with a smaller storage area which lease towards a staff WC. There is also loft space which can be used for additional storage.

Accommodation
The property benefits from the following Net Internal Areas (NIA):

Ground Floor	
Sales Area	221 sq. ft
Storage	83 sq. ft
First Floor	
Office	120 sq. ft
Storage	50 sq. ft
Total	**474 sq. ft (43 sq. m)**

Asking Price
The property is available to purchase with full vacant possession at an asking price of £140,000.

Planning
The property benefits from an established Class E (Retail) 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 £9,800.

VAT
The property is not elected for VAT.

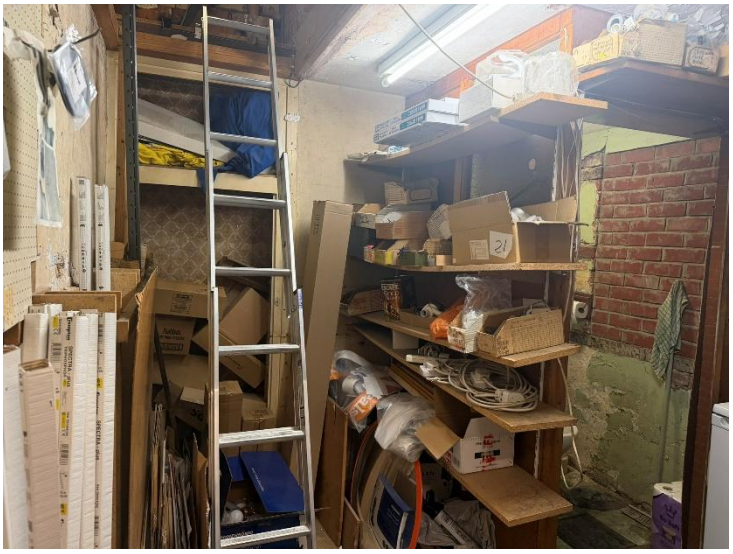
Legal Fees
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate
The property has an EPC Certificate with a rating of C73.





Property Details











Tony Lockwood
t.lockwood@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667



Jacob Clarke
j.clarke@whybrow.net
01206 577667

Misrepresentations Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow Commercial Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow Commercial Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow Commercial Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295