



**FREEHOLD
INDUSTRIAL INVESTMENT
OPPORTUNITY**
**GUIDE PRICE
£600,000 STC**

- Total Gross Income £40,000 PAX increasing to £45,000 PAX in January 2025
- LET to Day-Impex Ltd (Glass Manufacturer) Established July 1946
- 5.5 Years to Lease Expiry

STATION WORKS, EARLS COLNE
COLCHESTER, CO6 2ER

FOR SALE BY PRIVATE TREATY

TOTAL BUILDINGS - 11,942 SQ FT WITH 20 CAR PARKING SPACES

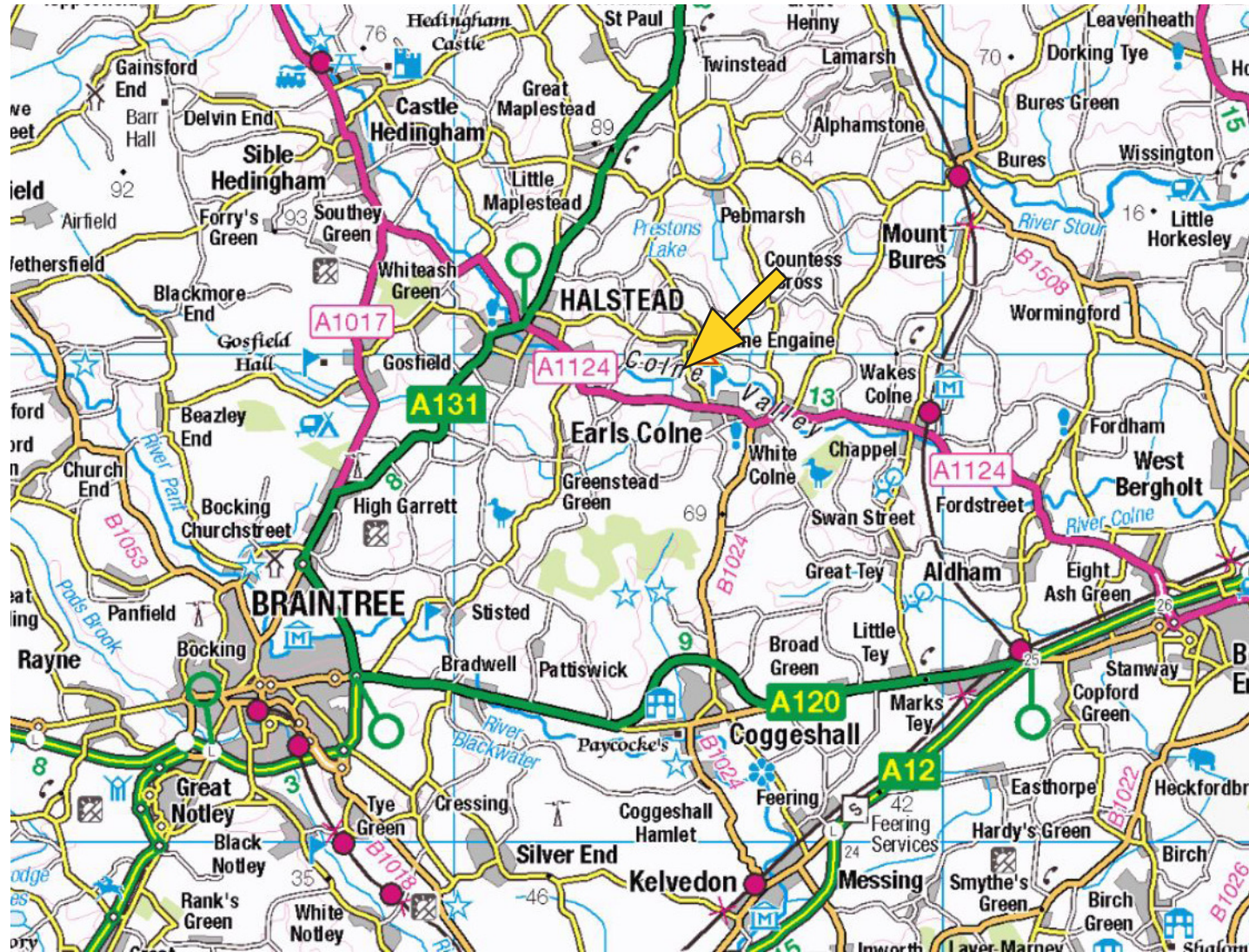
TOTAL SITE - 1.172 ACRES

LOCATION & SITUATION

Earls Colne has a population of circa 4,000 located on the A1124 approximately 3 miles south-east of Halstead and 9 miles north west of Colchester in the Colne Valley.

The village has excellent amenities including a Co-Op convenience store, pharmacy, hairdressers, opticians, doctors' surgery.

The property is located approximately three quarters of a mile to the north of the village in Station Road, immediately before the entrance to Riverside Business Park.



SITE

Formed part of the railway station to Earls Colne which was closed in the 1960s, the site is irregular in shape and extends to a total of 1.172 acres including the commercial premises, car park, yard and grounds, having excellent road frontage to Station Road.

DESCRIPTION

The buildings comprise a traditional brick-built station master's house with former ticket office and waiting rooms (now all used as offices), constructed of brick walls under a pitch tiled roof arranged as two storey benefiting from gas fired central heating to radiators.

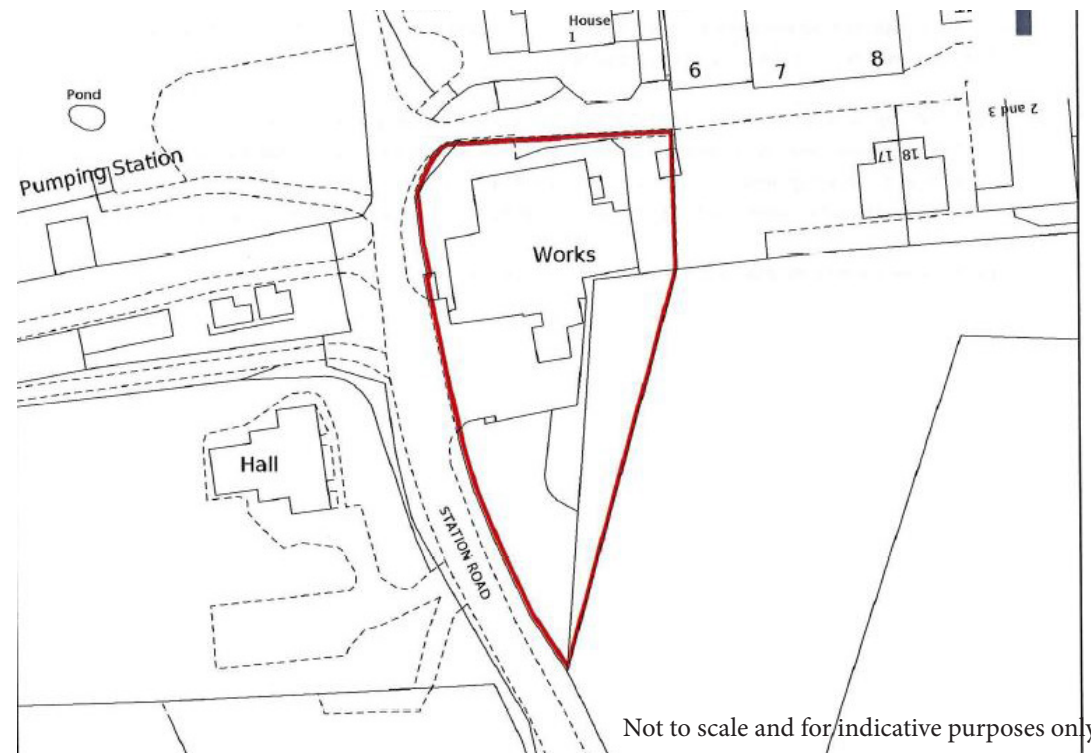
Interconnecting with the office building is the factory/workshop, steel frame, with pre cast pannels under a cement boarded roof, which has been over-roofed with metal sheet cladding having an eaves height of approximately 9'9".

Heating to the factory area is by gas blower heaters, electric wall panel heaters and cool air blowers.

The car park can accommodate approximately 20 vehicles.

ACCOMMODATION

Offices (Former Station Masters House) Ground and First Floor including Kitchen and WCs.	4,590 sq. ft.
Factory Premises	9,352 sq. ft.
Total	13,942 sq. ft.



SERVICES

The property benefits from mains water, electricity and gas. Drainage to a private system.

EPC

The property has an EPC rating of 'D' (expiry 6 August 2029)

TOWN PLANNING

Station Works is located outside the Earls Colne development boundary and the buildings are situated on a site located within the Riverside Business Park Employment Policy area.

The property is located within Braintree District Council

RATING

The property is described and assessed in the current Valuation List as:

Factory & Premises - Rateable Value £30,550

TENURE

The property is sold Freehold with the benefit of the tenancy.

TENANCY

The property is let to Day-Impex on a 10 year lease on full repairing and insuring terms commencing 30th January 2020 at an initial rental of £40,000 per annum. The rent review has been agreed and documented at £45,000 per annum commencing from 30th January 2025.

INVESTMENT CONSIDERATIONS

- Day-Impex Ltd established in 1945 has a current balance sheet of £1,334,000 (2023)
- The property has the benefit of an income for a term of 5.5 years, initially £40,000 pax, rising to £45,000 pax (January 2025)
- Opportunities to redevelop the site for alternative uses subject to planning permission in the future.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Nicholas Percival & Billy Coe

T: 01206 563 222

E: info@nicholaspercival.co.uk

REF: C2044

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

www.nicholaspercival.co.uk

NP NICHOLAS
PERCIVAL
COMMERCIAL

All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.