

# LOT 79 - Colchester

Commercial Auction - 17th July 2024

allsop



## Vacant Freehold Historic Office Building

Headgate Court, Head Street, Colchester, Essex, CO1 1NP

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GUIDE PRICE \*

**£295,000 - £325,000**

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Online

Bidding will open at 11.00 am for ALL lots. Lot 1 closes from 12.00 midday

### Key Features

- Attractive Grade II listed building, which dates back to 1530 in parts
- Well located in centre of the popular market City, located within a courtyard setback from Head Street
- Arranged over 784sqm (8,440 sq ft) over ground and two upper floors
- Potential for redevelopment (subject to necessary consents)
- Benefits from 10 onsite car parking spaces
- VAT is not applicable
- **Six Weeks Completion Available**

### Vacant

### Tenure

Freehold



### Location

- ★ Colchester is an historic market and university town, and Britain's Oldest Recorded Town, located midway between Chelmsford and Ipswich, 50 miles north east of London
- A The town benefits from good road communications, being at the junction of the A12/A20 bypass, connecting to the town to London and the M11 and M25
- 🚉 There are regular rail services to London (London Liverpool Street approximately 55 minutes)
- ≠ The property is situated within a courtyard off the western side of Head Street, close to it's junction with St John's Street and Crouch Street. The Property benefits from further access way to the rear via Church Street
- 🏪 Occupiers close by include: H&M, Halifax (both inside the Culver Square Shopping Centre), Odeon Cinema, Costa Coffee and a number of offices.

### Additional Information

- The Property is Grade II\* listed and in parts dates back to 1530. It is split into a main building (c. 452 sqm (4,870 sqft)) and an inter-communicating rear office (c. 331 sqm (3,570 sqft)), which dates back to the 1960's.
- There is parking for 10 cars in total, 5 to the front of the main building (accessed via Head Street) and 5 to the rear (accessed via Church Street).
- Site area: 0.23 acres.

## Planning

- The property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority: Colchester Borough Council (<https://www.colchester.gov.uk/>)

VAT - VAT is not applicable to this Lot.

## Allsop

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## Sellers Solicitor

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## Joint Auctioneer

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Nicholas Percival  
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Accommodation	Approx NIA	
Ground Floor	337.76 sq m	3,636 sq ft
First Floor	367.92 sq m	3,960 sq ft
Second Floor	78.43 sq m	844 sq ft
	<b>Total</b>	<b>784.11 sq m</b>
		<b>8,440 sq ft</b>

N.B. Areas provided by the Joint Auctioneers.

## Featured 1



Featured 2



Featured 3



Featured 4



## Featured 5

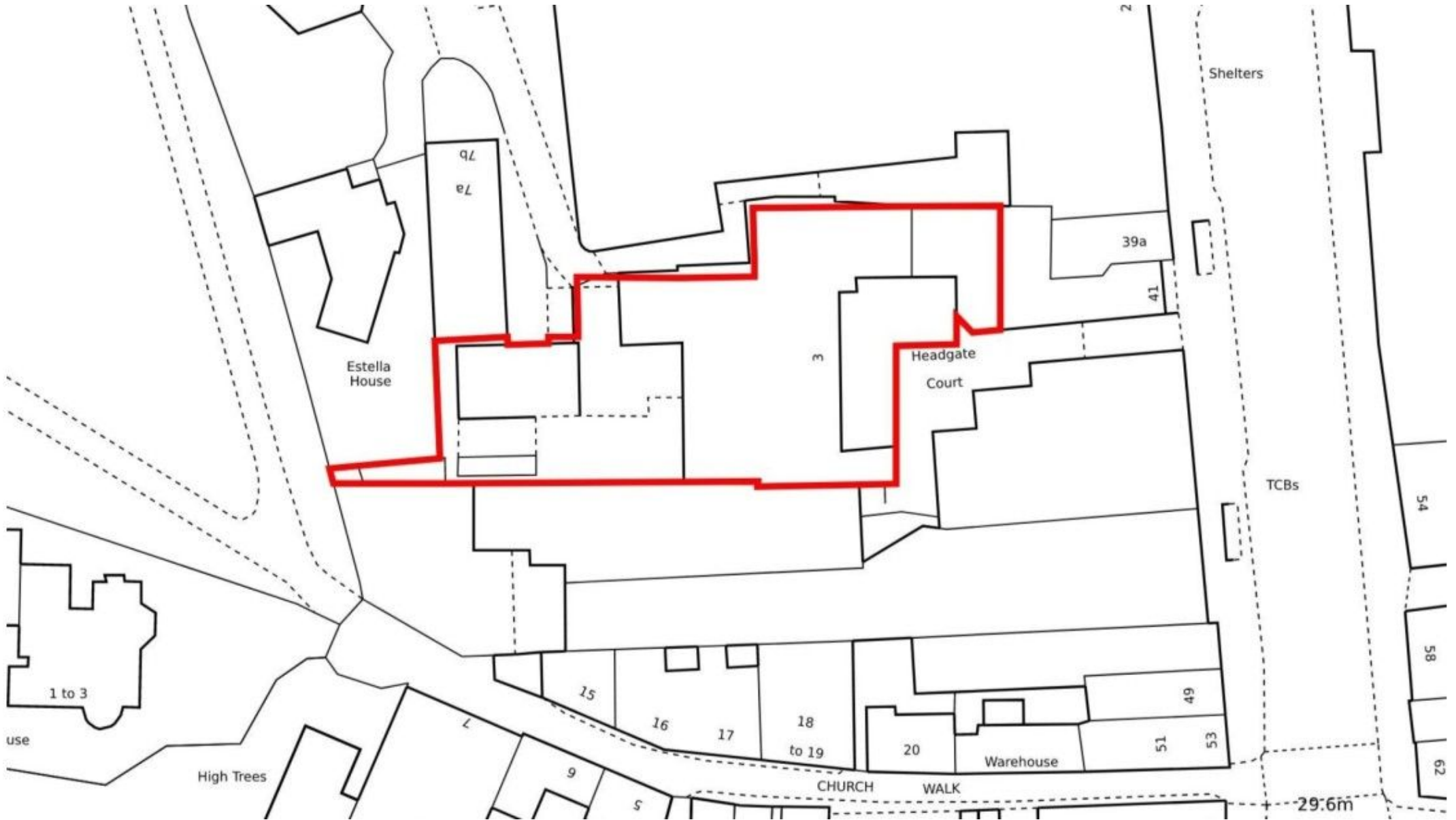




Featured 6



Pro map







## Disclaimer

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### Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

#### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

#### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

#### Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

#### Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

##### Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,750** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

##### Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

#### Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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