

**FOR SALE
FREEHOLD
£575,000 STC**

**A FINE GRADE II* LISTED
GEORGIAN BUILDING SITUATED
IN COLCHESTER CITY CENTRE,
ARRANGED ON BASEMENT,
GROUND, FIRST AND
SECOND FLOORS.**



**54 HEAD STREET
COLCHESTER CITY CENTRE, ESSEX, CO1 1PB**

NP NICHOLAS
PERCIVAL
COMMERCIAL

LOCATION

Colchester is located approximately 60 miles northeast of the City of London via the A12 and 30 miles east from London Stansted Airport via the A120.

Colchester has a residential population of circa 200,000 and a catchment population in excess of 300,000. The catchment area extends over a densely populated rural area being bounded by Ipswich, approximately 18 miles to the northeast and Braintree, 16.5 miles and Chelmsford 24 miles to the west and south-east respectively. The catchment population includes Towns such as Harwich and Clacton-on-Sea which have significantly increased in size in recent years.

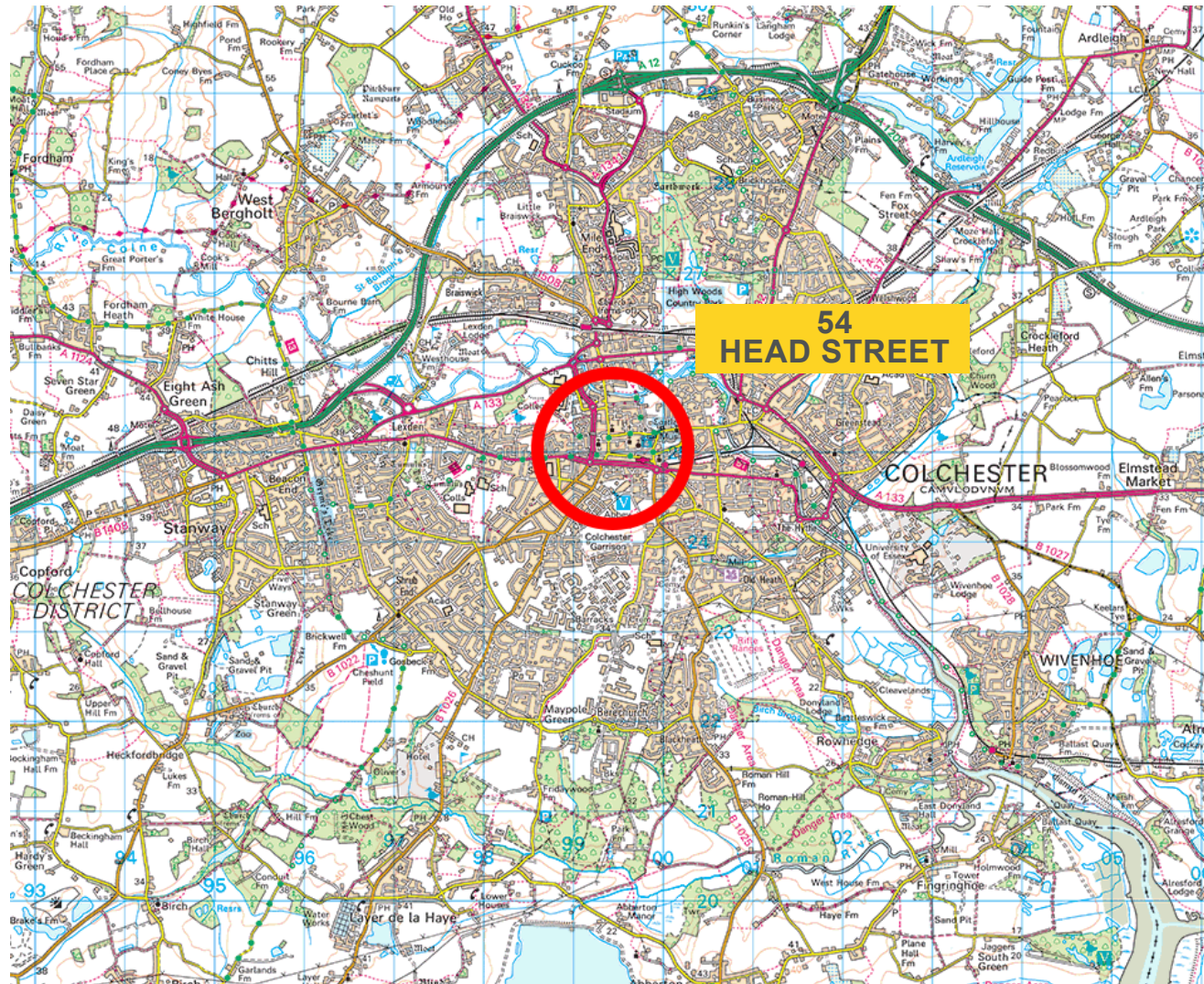
The City has good road connectivity being on the main A12 trunk road connecting the M25 in the south at Brentwood with the A14 at Ipswich to the north. Colchester railway station is situated approximately 0.9 miles to the north of the Property. From Colchester there are direct services to Shenfield (35 mins), London Liverpool Street (47 mins) and Stratford (50 mins).

SITUATION

The Property is situated, approximately 0.6 miles to the southeast of Colchester City Centre occupying a prominent position on the east side of Head Street with vehicular access to the rear, over a shared access with Rebow House to an onsite secure parking area. Neighbouring and nearby occupiers include H&M, Ellisons, ODEON Cinema, Zizzi's Italian Restaurant, Michaels Estate Agents, Mili Mili Bridal Shop, SpicerHaart Estate Agents and the Halifax.

FOR SALE BY WAY OF PRIVATE TREATY

- CITY CENTRE LOCATION
- 3,500 SQ. FT. OF OFFICE
- 4 - 5 ONSITE CAR PARKING SPACES
- GRADE II* LISTED BUILDING



DESCRIPTION

The property is an attractive, Grade II* listed building, prominently positioned along the east side of Head Street on a rectangular plot of approx. 0.09 acre (0.037 ha). Originally built in C17 as a Georgian residence with an attractive red brick front elevation added in 1774. The property is provided over basement, ground, first and second floors constructed of a timber-frame and plastered, roof tiled with brick flat roof single storey rear addition. The roof behind the front has 2 pairs of small hipped gables. The west front has an attractive parapet, modillioned red brick cornice, 5-window range of double hung sashes, some benefitting from secondary glazing and an attractive central entrance door to front elevation.

Internally the premises has gas central heating and lighting throughout along with multiple WC and kitchenette facilities on the ground and second floors.

Externally to the rear is parking for up to four to five cars.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

Ground Floor:	1,600 sq. ft.	[148.78 sq. m] approx.
First Floor:	996 sq. ft.	[92.5 sq. m] approx.
Second Floor:	807 sq. ft.	[75 sq. m] approx.
Cellar:	TBC	TBC

Total circa 3,500 sq ft [363.6 sq m] approx.

SITE

The Property is occupying a site extending to 0.037 ha (0.09 ac). Title number EX396434

The site coverage of the Property is 63.6%.

CONSERVATION AREA

The Property is situated in the “Colchester City Centre” conservation area.





TERMS

The property is available For Sale Freehold, with vacant possession, consideration will be given for the freehold sale of the property at a price of £575,000 subject to contract (no VAT).

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We have made informal online enquiries of the Valuation Office Agency and no entries have been found relating to the subject Property.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

The property does not currently have an EPC Certificate.

PLANNING

The premises are currently used for offices but it is understood that a change of use could be obtained to return it back into a residential use. Alternative uses, such as medical, may also be possible subject to planning permission.

The building is Grade II* listed No 116988.

Interested parties are advised to make their own enquiries.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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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.