

LOCATION

The Pump House is located in the village of Rowhedge, approximately 5 miles south-east of Colchester via Fingringhoe Road.

The property sits at the southern end of the High Street, in a predominantly residential area. The area immediately surrounding the Pump House has been largely redeveloped to provide 170 dwellings, served by a new access road. The development has pedestrian access through to the old part of Rowhedge.

DESCRIPTION

The building, constructed as a Pump House, has been refurbished to provide Use E-Class (commercial, business and service) accommodation suitable for Restaurant / Café or retail uses, offices, consultancy, children's day nursery or alternative uses subject to planning.

The building provides accommodation in the form of the Main Pump House Room, plus a further two areas, kitchen, entrance lobby and disabled WC.

To the front and side is a block paved terrace area suitable for external customer seating, overlooking the slipway to the River Colne and within close proximity to on-road visitor parking. We believe the main Pump House was constructed in the late 1800's with the later extension being built during the 1970's.

ACCOMMODATION

The property has the following Net Internal Area (NIA):

Ground Floor

94m² (1,012 sq. ft.)

LEASE TERMS

A new lease to be drawn on Full Repairing and Insuring terms for a period of years to be agreed incorporating upwards only rent reviews.

RENT

£20,000pa, exclusive of business rates, VAT and all other outgoings.

RATES

The property appears in the valuation list with a Rateable Value of £6,600. Occupiers may be able to benefit from small business rate relief. Interested parties should make their own enquiries with Colchester City Council Business Rates department.

LEGAL FEES

Each party to bear their own legal costs in connection with this transaction.

TOWN PLANNING / USE

The property benefits from an established Class E Use (retail/office/café). The property may be suitable for alternative uses, subject to planning.

EPC

The property has an EPC Rating of C 75.

Postcode: The postcode of the Property may also appear as CO5 7DX.









VIEWING

Strictly by prior appointment. For further information or to arrange a viewing, please contact the sole Agents, Nicholas Percival Chartered Surveyors.

T: 01206 563 222

E: info@nicholaspercival.co.uk

Ref: C4992



All prices and rentals quoted are exclusive of VAT if applicable.

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