



## Investment Opportunity For Sale

**£190,000 plus VAT**

### Prime City Centre Car Park

23 Spaces in total (4 Tandem) with secured electronic gates

West Stockwell Street, Colchester, Essex, CO1 1BA

**NP** NICHOLAS  
PERCIVAL





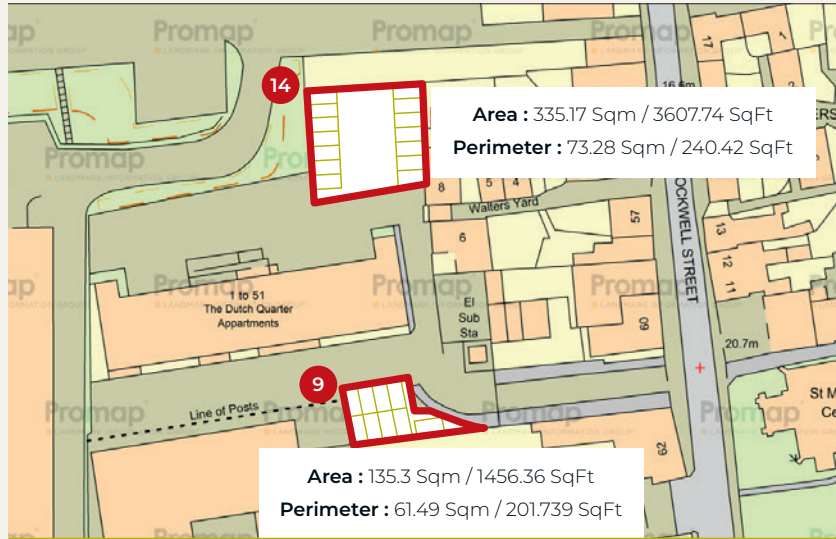
There are a total of 23 spaces (4x Tandem Spaces) available within the areas outlined in red on the included plans.

The parking is divided into two sections: the northern section features single parking bays, while the southern section comprises tandem bays. Access to the car park is secured by electronically operated gates controlled via a fob, providing a safe and private environment.

The main area consists of 14 single spaces (approx. 2.4m by 4.8m) and the second features 4 tandem bays (providing 8 spaces in total) with an additional standalone space.

The parking is centrally located within Colchester City Centre, just off West Stockwell Street, which in turn is accessible via Northgate Street, near St Peter's Street. Situated in the historic Dutch Quarter, within the grounds of the well-known Dutch Quarter Apartments, being just a short walk from Colchester High Street.





## Prime Colchester City Centre Location | Secured Electronic Gated Access | Vacant Possession

The car park will be sold with vacant possession, giving the buyer the flexibility to use the spaces themselves or lease them to generate an income. This makes it an ideal investment for anyone living or working within the City Centre.

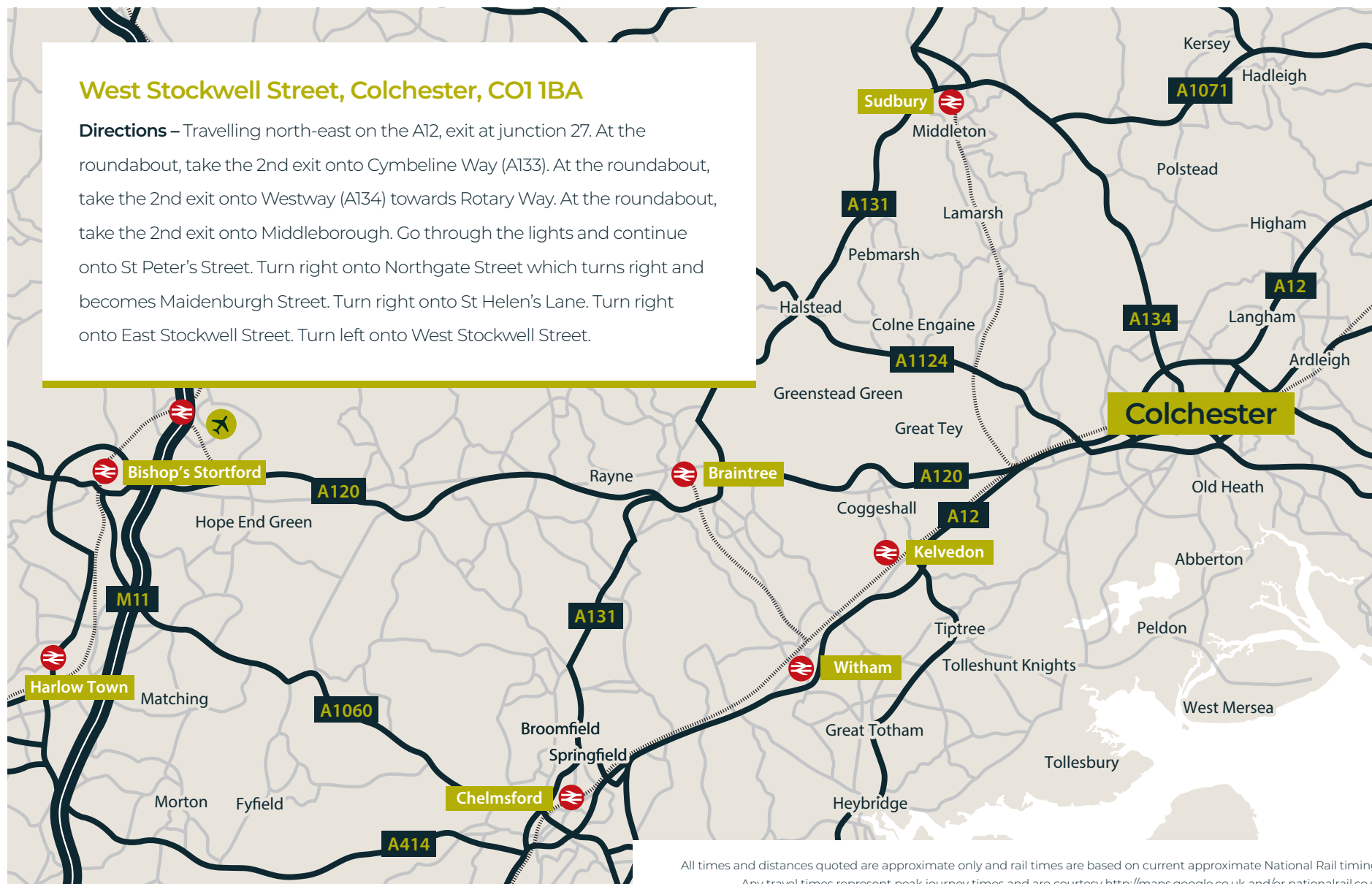
**Terms :** The site is to be sold Freehold with Vacant Possession at £190,000 plus VAT.

**Planning :** We have been advised the site benefits from planning for use for car parking dating back to when the Telephone House site was formerly occupied as offices.

**Business Rates** TBC    **VAT** All prices are exclusive of VAT under the Finance Act 1989

## West Stockwell Street, Colchester, CO1 1BA

**Directions** – Travelling north-east on the A12, exit at junction 27. At the roundabout, take the 2nd exit onto Cymbeline Way (A133). At the roundabout, take the 2nd exit onto Westway (A134) towards Rotary Way. At the roundabout, take the 2nd exit onto Middleborough. Go through the lights and continue onto St Peter's Street. Turn right onto Northgate Street which turns right and becomes Maidenburgh Street. Turn right onto St Helen's Lane. Turn right onto East Stockwell Street. Turn left onto West Stockwell Street.



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)






## Area Highlights / Walking Distance

Colchester High Street	0.1 miles / Approx 2-min walk
Fenwick Department Store	0.2 miles / Approx 4-min walk
Colchester Castle Park	0.2 miles / Approx 5-min walk
Culver Shopping Precinct	0.3 miles / Approx 6-min walk
Odeon Cinema / Head Street	0.3 miles / Approx 7-min walk
Colchester Sixth Form College	0.3 miles / Approx 7-min walk
Mercury Theatre	0.3 miles / Approx 8-min walk
Colchester & East Essex Cricket Club	0.6 miles / Approx 12-min walk

## Rail Connections From Colchester

 Colchester Main Station [ COL ]	0.9 miles from Car Park
Witham [ WTM ]	12-minutes
Chelmsford [ CHM ]	17-minutes
Ipswich [ IPS ]	18-minutes
Stratford [ SRA ]	40-minutes
Liverpool Street [ LST ]	47-minutes
London Paddington [ PAD ]	66-minutes
Canary Wharf [ CWX ]	73-minutes









Secured Electronic Gated Entrance



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

**NP** NICHOLAS  
PERCIVAL

**01206 563222**

Max Copeland | [max@nicholaspercival.co.uk](mailto:max@nicholaspercival.co.uk)  
Billy Coe MRICS | [BCoe@nicholaspercival.co.uk](mailto:BCoe@nicholaspercival.co.uk)

**[nicholaspercival.co.uk](http://nicholaspercival.co.uk)**

Residential & **Commercial** Estate Agents | Property Management | Chartered Surveyors

**Anti-Money Laundering.** In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors. **Ref : C**

Whilst the computer generated development layout(s) shown have been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. All times and distances quoted are from [www.nationalrail.co.uk](http://www.nationalrail.co.uk), [www.tfl.gov.uk](http://www.tfl.gov.uk) or [google.co.uk](http://google.co.uk) and are approximate only. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any representation or fact. The selling agents do not have any authority to make any representation and accordingly any information given is entirely without the responsibility on the part of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact interpretation. Any areas, measurements or distances are approximate only.