

Parsons Heath, Colchester, Essex CO4 3HT



To Let / For Sale
Whole or Part
**Prominent
Motor Trade
Site**
0.6 acre

- High profile successful site
- Former Osborne Group and Lindhill
- Purpose built buildings
- 70 metre road frontage / 70 vehicle site
- Separate rear access



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Estates Gazette (February 2014)

Details

Location

The property is prominently situated adjoining the junction of the A137 Harwich Road with St Johns Road, in a dense residential area to the north of Colchester town centre.

The A137 carries high volumes of traffic being the principal route to Ardleigh, Manningtree and beyond. St Johns Road provides easy access to the A12/A120 junction at the Crown Interchange, and the site is ideally located for its use.

Description

The property comprises a level, 0.6 acre site with a small showroom and workshops at its western end and benefits from a 70 metre frontage to Parsons Heath. The site is gravel surfaced with clearly defined boundaries and provides excellent opportunities for signage. Previous occupiers have accommodated up to 70 vehicles on the site.

Accommodation

The premises provide the following accommodation and approximate floor areas:

Showroom, Offices,		
Kitchen and Toilets	121.5 sq m	1,307 sq ft
Workshop Areas	146.5 sq m	1,577 sq ft

Business Rates

The property has an assessment in the current Rating List as 'Car Showroom & Premises' with a Rateable Value of £42,500.

Services

Mains water, drainage and electricity are connected. We have not tested any of the services or service installations and interested parties must rely upon their own enquiries in this respect.

Terms

The property is available for sale or to let. Freehold offers are invited at £675,000 for the whole or £350,000 for the part of the site, to include the building, as illustrated on the front page. Alternatively the whole property is available to let on flexible lease terms at £40,000 per annum.

VAT

The property is elected for VAT.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

Lewis Chambers T: 01206 216562 E. lcc@fennwright.co.uk



For further information

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fennwright.co.uk

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