



Kingsway, Dovercourt, Harwich, CO12 3JR

All Enquiries

Large retail unit and car park:

Ground Floor Sales 399.1 sq m (4,294 sq ft)

First Floor Sales 354 sq m (3,812 sq ft)

- Potential for D1, A4 and B1 uses (subject to planning)
- Site area 0.133 hec (0.33 acre)
- Accommodation arranged over 3 floors

Location

The property is prominently situated on the south side of Kingsway close to its junction with High Street and Dovercourt's prime retail area.

Dovercourt and Harwich are linked towns with a combined population of approximately 200,000. The area of Dovercourt and Harwich is expanding mainly due to Harwich International Port with its International Freight Links. The planned new Container Terminal Scheme will make Harwich potentially the second largest container port in the UK.

Description

Constructed in the 1920's and now vacant, for many years the premises traded as Co-Op 'Homestyle' furniture store. The accommodation is arranged at basement, ground and first floor levels.

Accommodation

The premises provide the following approximate floor areas:

| | | |
|---------------------------|-------------|----------------|
| Basement | 26 sq.m. | (280 sq.ft.) |
| Ground Floor - Sales | 399.1 sq.m. | (4,294 sq.ft.) |
| Ground Floor - Stores | 49 sq.m. | (527 sq.ft.) |
| First Floor - Sales | 354.3 sq.m. | (3,812 sq.ft.) |
| First Floor - Ancillaries | 86.2 sq.m. | (927 sq.ft.) |
| Total | 914.6 sq.m. | (9,480 sq.ft.) |
| Site Area | 0.133 hec | (0.33 acre) |

Planning

The property is not Listed. Subject to planning consent the property has potential for a range of alternative uses including D1, D2 and A3 drinking establishment, B1 light industrial or residential development. A covenant preventing use of the premises as a convenience store or supermarket will be imposed.

Terms

Offers are invited for the property. VAT is applicable at the standard rate.

Viewing

Strictly by prior appointment with the Sole Agents:

Fenn Wright, 1 Tollgate East, Stanway, Colchester, Essex CO3 8RS

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