

Chartered Surveyors, Estate Agents, Property Consultants

## VALUABLE TOWN CENTRE PREMISES WITH ALTERNATIVE USE POTENTIAL



13,294 sq ft (1,235 M<sup>2</sup>)

**ALL ENQUIRIES**

**COLCHESTER  
ESSEX**

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**ADDRESS****VICTORIA PLACE, ELD LANCE, COLCHESTER, ESSEX, CO1 1LP.****LOCATION**

Colchester is the principle shopping destination for the North Essex region and offers a comprehensive range of national multiple and local retail outlets with over 80% of the UK's top retailers represented in the town. Eld Lane is one of the top three retail locations in the town according to Focus research. The town attracts shoppers from a wide geographic area and offers an attractive shopping environment.

The principle shopping centres are Culver Square and Lion Walk. The property is situated on the southern edge of the town's core retail area between the pedestrianised areas known as Long Wyre Street to the east, Eld Lane and Sir Isaacs Walk to the south and Lion Walk to the west.

Access by cars and vans to Eld Lane is restricted to evenings and weekends. The core retail area and adjacent retail units including this property are serviced by way of an underground service yard and loading bays accessed off St John Street.

The main entrances to the building are in Victoria Place, a narrow cul de sac off Eld Lane. The building overlooks the Eld Lane Baptist Church and car park to the west and the rear of the shops fronting Long Wyre Street to the East.

**DESCRIPTION**

The property comprises a detached two / three storey office building arranged on ground and two upper floors. The building is constructed of brick with a steel and concrete frame, mainly flat roof, brick elevations and replacement PVCu double glazed windows. To the rear is a service corridor linking the building to the service yard below

The property is believed to have been designed as two separate but interlinking buildings but is currently arranged as offices, a banking hall, meeting and store rooms.

The offices have been upgraded to provide ceiling mounted recessed fluorescent lighting, comfort cooling and extensive small power and telecom connections. The floor to ceiling heights vary but are in excess of 3.2m enabling the introduction of additional services and air conditioning if required

**ACCOMMODATION**

|                |                             |                      |                       |
|----------------|-----------------------------|----------------------|-----------------------|
| Victoria Place | Ground Floor Offices        | 170.63 sq m          | (1,836 sq ft)         |
|                | First Floor Offices         | 151.40 sq m          | (1,629 sq ft)         |
|                | <u>Second Floor Offices</u> | <u>184.21 sq m</u>   | <u>(1,983 sq ft)</u>  |
|                | <i>Sub-Total</i>            | <i>506.24 sq m</i>   | <i>(5,448 sq ft)</i>  |
| Meeting Rooms  | Ground Floor Offices        | 364.88 sq m          | (3,927 sq ft.)        |
|                | <u>First Floor Offices</u>  | <u>364.09 sq m</u>   | <u>(3,919 sq ft.)</u> |
| <b>TOTAL</b>   |                             | <b>1,235.21 sq m</b> | <b>(13,294 sq ft)</b> |

**PLANNING**

The established use of the property falls within Class B1 (office and light industrial) of the Use Classes Order. The size, layout and location of the property justifies a variety of potential alternative use options subject to planning including:

**Leisure** Restaurant, Bar, Nightclub, Art Gallery, Dance studio, Gym etc.

**Retail** Up to 10,000 sq ft of ground floor retail floor-space can be created incorporating adjacent land and premises in our clients ownership

**PLANNING continued..Private Residential:** The layout and floor to ceiling heights would enable conversion of the building to retirement flats or loft apartments.

**Education Facilities:** The large floor-plates provide flexible space for teaching, display and lecture rooms.

**Community Facilities:** The high ceilings and good natural light offer a convenient and welcome environment for a museum, church or private religious group.

**Exhibition and Display:** The location and layout of the building provides a rare and exciting opportunity to create a centre for the visual and performing arts at the heart of a dynamic university town.

**BUSINESS RATES** From Internet enquiries made of the Valuation Office (VOA) website we understand that the premises have a rateable value (2005 Assessment) of £62,500.

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

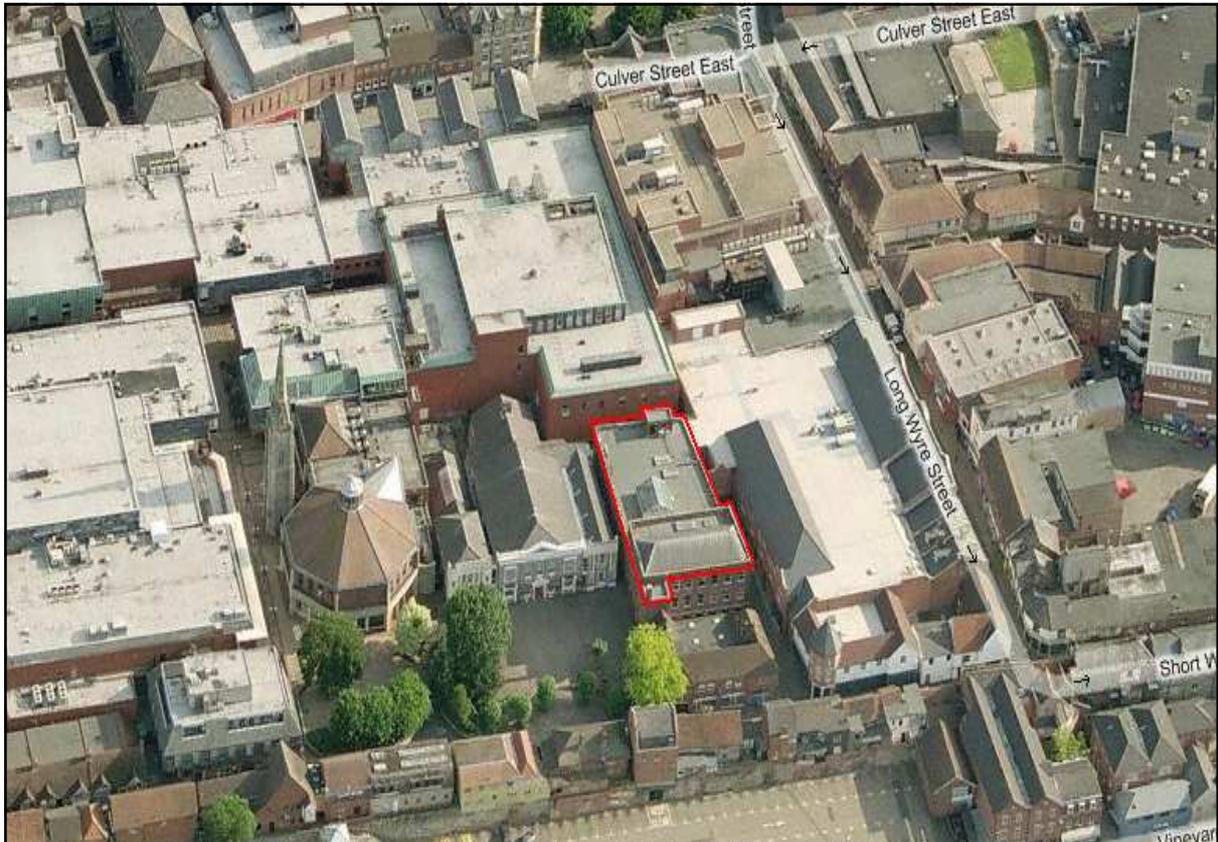
**TERMS** Our clients valuable freehold interest is offered **For Sale or To Let** on terms to be agreed.

Expressions of interest are invited from interested parties with specific proposals for the use and occupation of the building.

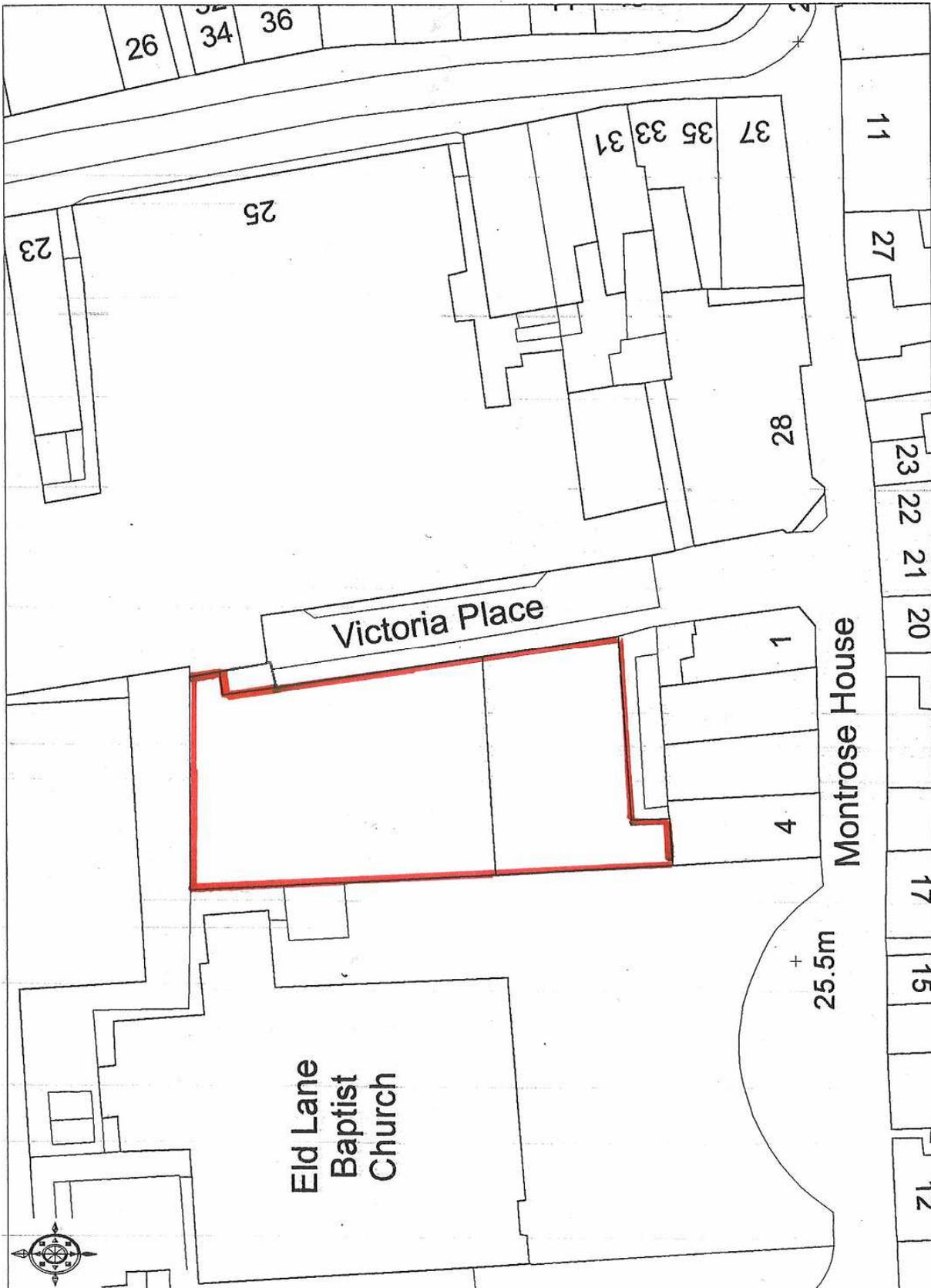
**VIEWING** Strictly by prior appointment with the sole agents:  
Fenn Wright, 1 Tollgate East, Colchester, CO3 8RS

**CONTACT**

|                            |                     |                          |
|----------------------------|---------------------|--------------------------|
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**INDICATIVE PLAN**



Messrs. Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details 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 fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The Vendor or Lessor does not make or give, and neither Messrs Fenn Wright nor any person in their employment has the authority to make or give any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fenn Wright or the Vendor/Lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.
- vii. We stress that it is the proposed purchaser's/ tenant's responsibility to fully satisfy themselves as far as the exact floor areas, exact nature of the existing use and planning are concerned and as to whether their proposed use requires planning.