

The Stockwell, 18 West Stockwell Street, Colchester, Essex CO1 1HN



FOR SALE
FREEHOLD
Large Town
Centre
Restaurant
3,294 sq ft
306 sq m

- Town centre freehold restaurant and upper parts with vacant possession upon completion
- Potential for a variety of alternative uses subject to planning
- Recently subject to a sympathetic and comprehensive programme of refurbishment

Details

Location

The property is situated in the heart of Colchester town centre in the historic Dutch Quarter a short walk from the High Street. The Town Hall, Pizza Express and Bills are nearby as is the 642 space NCP multi-storey car park immediately to the south of Fenwick's Department Store.

Description

This attractive two storey Grade II listed timber framed property dates from the 15th century with later additions. This former public house has been converted and comprehensively refurbished to provide a large and characterful restaurant served by a commercial kitchen and an extensive patio area to the rear. The first floor is arranged as additional restaurant space together with ancillary offices/manager's flat.

Accommodation

The property has the following approximate gross internal floor areas:-

Ground Floor	2,427 sq ft	225.47 sq m
First Floor	867 sq ft	80.55 sq m
Total	3,294 sq ft	306.02 sq m

Business Rates

The property has a current Rateable Value of £31,000 giving rise to a business rates liability of £15,221 for the year to 5th April 2020.

Energy Performance Certificate

The property has an EPC rating of C-74.

For further information

01206 216 565
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Particulars for The Stockwell, West Stockwell Street, Colchester

Planning

Whilst we understand the property's current permitted use is that of restaurant with ancillary accommodation we are of the opinion that the property has scope to be used for alternative commercial or indeed residential use subject to planning.

Terms

Offers in excess of £475,000 subject to contract are invited for the benefit of the freehold interest with vacant possession upon completion. The property is elected to VAT and VAT will therefore be charged on the purchase price.

The trade and catering fixtures and fittings are not included in the sale price but they could be purchased by separate negotiation.

Legal costs

Both parties are to be responsible for payment of their own legal costs incurred during the course of the transaction.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

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