

**THE STOCKWELL 44 WEST STOCKWELL STREET, COLCHESTER,**



**For Sale**  
**Attractive Town Centre**  
**Period Restaurant**  
**3,110 Sq Ft (288.92 Sq M)**

-  Attractive Period Restaurant Building
-  Extensive Refurbishment Undertaken
-  Circa 65 Covers
-  Rear Open Patio Courtyard Area
-  Rare Freehold Available

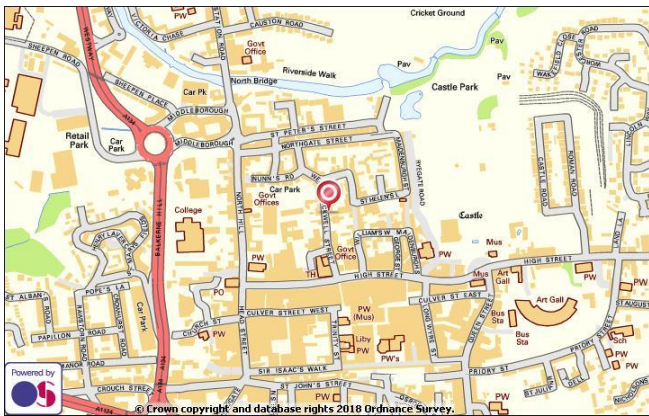


# PROPERTY DETAILS

## Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the Port of Harwich via the A120 and to the Midlands via the A14 at Ipswich. Regular intercity links are provided to London Liverpool Street, with a fastest journey time of 48 minutes. Over the past decade, the town has been one of the fastest growing in the UK.

The subject property is located in the attractive, predominantly residential Dutch Quarter of Colchester town centre, close to the High Street.



## Description

The property comprises a two storey, period building over ground and first floors with plastered elevations beneath a pitched pantile and slate roof. It has been refurbished to an exceptional standard benefiting from an array of attractive period features, fully fitted professional kitchen, circa 65 covers, minstrel room providing dining function room space, and a self-contained office / flat with living room, bedroom and fully fitted bathroom.

## Terms

Freehold.

## Accommodation

The property provides ground and first floor accommodation with the following dimensions and nett internal floor areas.

Ground Floor	
Restaurant	2,050 sq ft
Kitchen	250 sq ft
First Floor	
Lounge/Minstrel Room	450 sq ft
Bedroom	190 sq ft
Bedroom	115 sq ft
Bathroom	55 sq ft
Net internal Floor area	288.9 sq m (3,110 sq ft)

## Price & VAT

Offers in excess of £600,000 are invited. To be confirmed if the property attracts VAT.

## Service Charge

We understand that the property is subject to a service charge. Further details available upon request.

## Legal Fees

Each party is to bear their own legal costs incurred throughout any transaction.

## Planning

We are advised that the property benefits from an existing restaurant use, falling within Class A3 Use in the Town and Country Planning Uses Classes Order 1987. The property is considered suitable for retail, office or residential use. Interested parties should make their own investigations of Colchester Borough Council- 01206 282222.

## Business Rates

We are advised by Colchester Borough Council that the property has a Rateable Value of £29,750.

## Energy Performance Certificate

The property has an energy performance rating of C74. A copy is available upon request.

For viewings and further details please contact



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