

FOR SALE

FORMER POLICE STATION / DEVELOPMENT OPPORTUNITY

2,474 SqFt (229.83 SqM)

348-350 Ipswich Road, Colchester, CO4 0ET

- Former Police Station
- Prominent Location adjoining ESSO petrol station
- On Site Car Parking
- Development Potential (STP)

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Situated on the west side of Ipswich Road (A1232), a short distance north of Colchester Town centre and just over 1 mile south of J29 with the A12. Ipswich Road is a busy main road thoroughfare into Colchester, with the immediate surroundings being predominantly residential.

DESCRIPTION

A two storey detached former Police station. Each floor is arranged as a number of rooms throughout, including offices, interview rooms, locked areas and stores, together with kitchen and WC facilities.

There is car parking to both the front and rear of the main building. To the rear there is a row of garages offering additional storage accommodation as well as a garden area.

ACCOMMODATION

Ground Floor	1,385 SqFt	(128.7 SqM)
First Floor	1,089 SqFt	(101.2 SqM)
Total	2,474 SqFt	(229.9 SqM)

The above floor areas are approximate and have been measured on a gross internal basis.

PLANNING INFORMATION

Whilst we are of the opinion that the site would potentially suit redevelopment to residential or alternative uses, interested parties are advised to make their own enquiries of Colchester Borough Council.

TENURE

Freehold.

PRICE

Both conditional and unconditional offers are invited in excess of £450,000.

EPC

An EPC has been commissioned.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Colchester Borough Council.

LEGAL FEES

Each party to bear their own legal costs incurred.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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