

# FOR SALE Industrial Facility/Redevelopment Opportunity

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70 Barrack Street,  
Colchester, Essex CO1 2LT



Substantial former vehicle  
aftersales complex

5,336 sq m (57,463 sq ft) on  
0.93 hectare (2.29 acres)

Redevelopment potential for  
alternative uses (STP)

High passing traffic flow

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### Location

The property is located on the northern side of the A134 Barrack Street within a largely employment focused area around 0.5 mile east of Colchester town centre.

The A134 leads east to the intersection with the A133 St Andrews Avenue and west through the town centre to the A12 which bypasses Colchester to the west and lies 2 miles distant.

Colchester is a historic market town with a resident population of 112,000. The town was best known for its large army garrison and has seen significant redevelopment since its closure was announced by the MoD.

### Description

The premises comprises of two interconnecting buildings together with a large bodyshop to the rear. The site slopes gradually forward from front to rear.

The front building comprises office, reception, workshop, ancillary and storage areas with the workshop accommodation being over two levels. There is also a double mezzanine parts store.

The bodyshop building consists of mainly open plan space with ancillary office and WC facilities.

### Tenure

Freehold.

### Terms

Offers are invited on both a conditional and unconditional basis.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Front reception/office</b>		
Ground floor	262.30	2,823
First floor	108.00	1,163
<b>Rear workshop</b>		
Lower ground floor workshop/stores	968.60	10,426
Lower ground floor workshop	482.90	5,198
Lower ground floor parts/ancillary	363.40	3,912
Ground floor workshop	970.00	10,441
First/second floor mezzanine	566.50	6,098
Bodyshop building	1,614.20	17,375
<b>Total</b>	<b>5,336</b>	<b>57,436</b>
	<b>Hectare</b>	<b>Acre</b>
<b>Total Site Area</b>	<b>0.93</b>	<b>2.29</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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### Planning

The site has potential for redevelopment for a variety of purposes, including residential, subject to obtaining the necessary consents. We have produced a planning appraisal for the site which can be read by clicking [here](#).

If you have any further enquiries relating to planning policy or uses please speak to **Neil Jones** at Rapleys on 07774 652426.

### Rating

We are advised that the Rateable Value for the vehicle repair workshop and premises is £176,000.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: D.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agents.

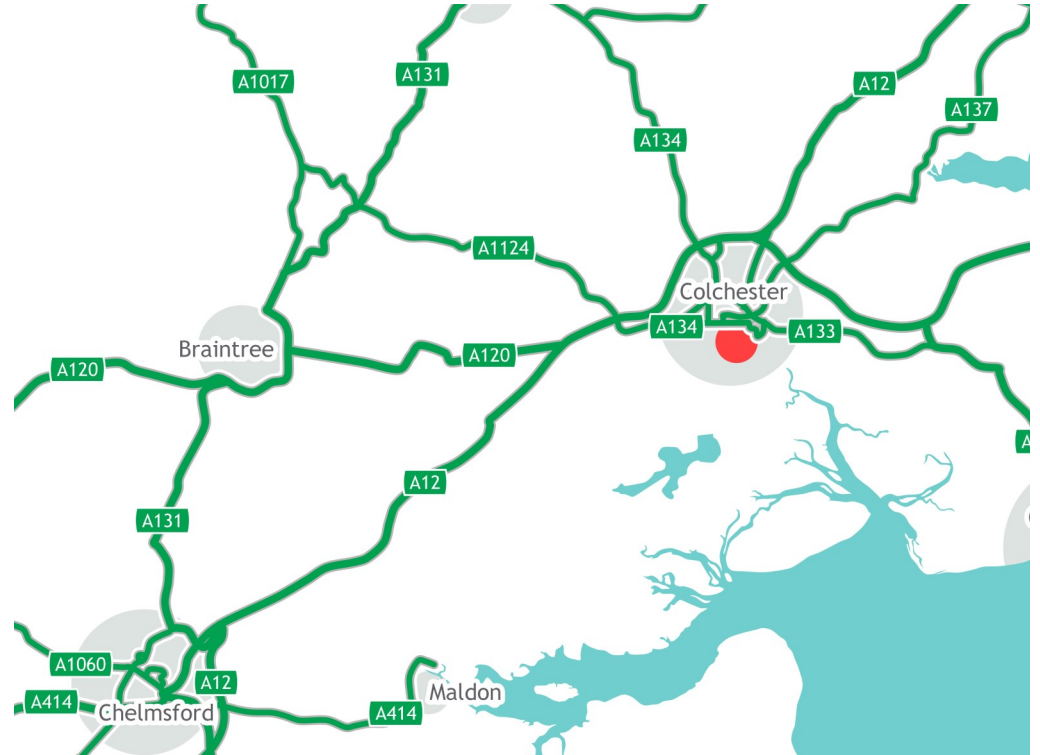


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