







Station Approach, Harwich, Essex, CO12 3NA



**For Sale - Detached
Workshop/Industrial
Buildings and Yard**
5,935 Sq Ft (551.4 Sq M)

-  Two Detached Buildings
-  0.34 Acre(0.137 Hectares)
-  17m Wide Loading Doors
-  4.814m Eaves Height(Main building)
-  Suitable For A Range of Uses, STP.
-  Will sell separately

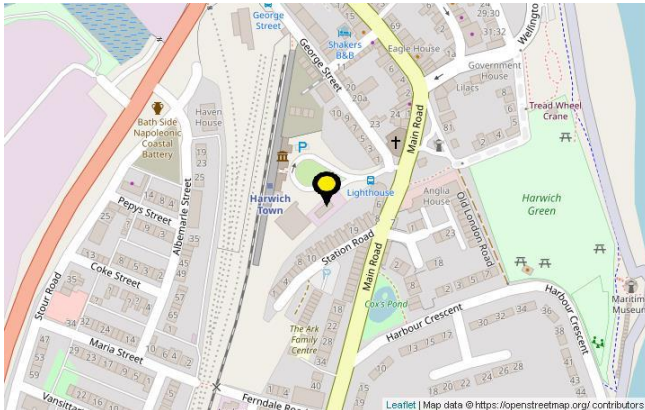


PROPERTY DETAILS

Location

Harwich with a resident population of circa 12,000 people is situated approximately 15 miles to the east of Colchester via the A120 trunk road.

The subject properties are situated off the town's High Street and close to the mainline rail station which provides regular rail services to Colchester and London Liverpool Street.



Description

Comprising two detached buildings, the main building is a detached workshop of brick construction with brick/corrugated cladding beneath a corrugated metal roof with high bay glazing along the side elevation benefitting from an eaves height of 4.82m, concertina loading doors (17m width) and single storey offices/stores/wc's to the side.

The smaller workshop is of brick construction under a pitched roof.

To the front and side of the buildings is a large open concreted yard.

Accommodation

The properties have the following Gross Internal Floor Areas:

Industrial/workshop	3,705 sq.ft
Office/stores	995 sq.ft
Workshop 2	825 sq.ft
First- stores	<u>410 sq.ft</u>
Gross Internal Area	5,935 sq.ft (551.4 sq.m)

Site Area 0.34 acres (0.137 Hectares)

Asking Price

Freehold. Offers of £525,000 are sought for the benefit of this valuable freehold interest. Consideration will be given to selling the two buildings separately. Terms upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The properties have previously been used as a bus depot and brewery and are considered suitable for a range of industrial/workshop uses, subject to planning.

Interested parties should make their own investigations of Tendring District Council - 01255 686868.

Business Rates

We are advised by Tendring District Council that Workshop 2 appears in the Valuation List with a Rateable Value of £5,200.

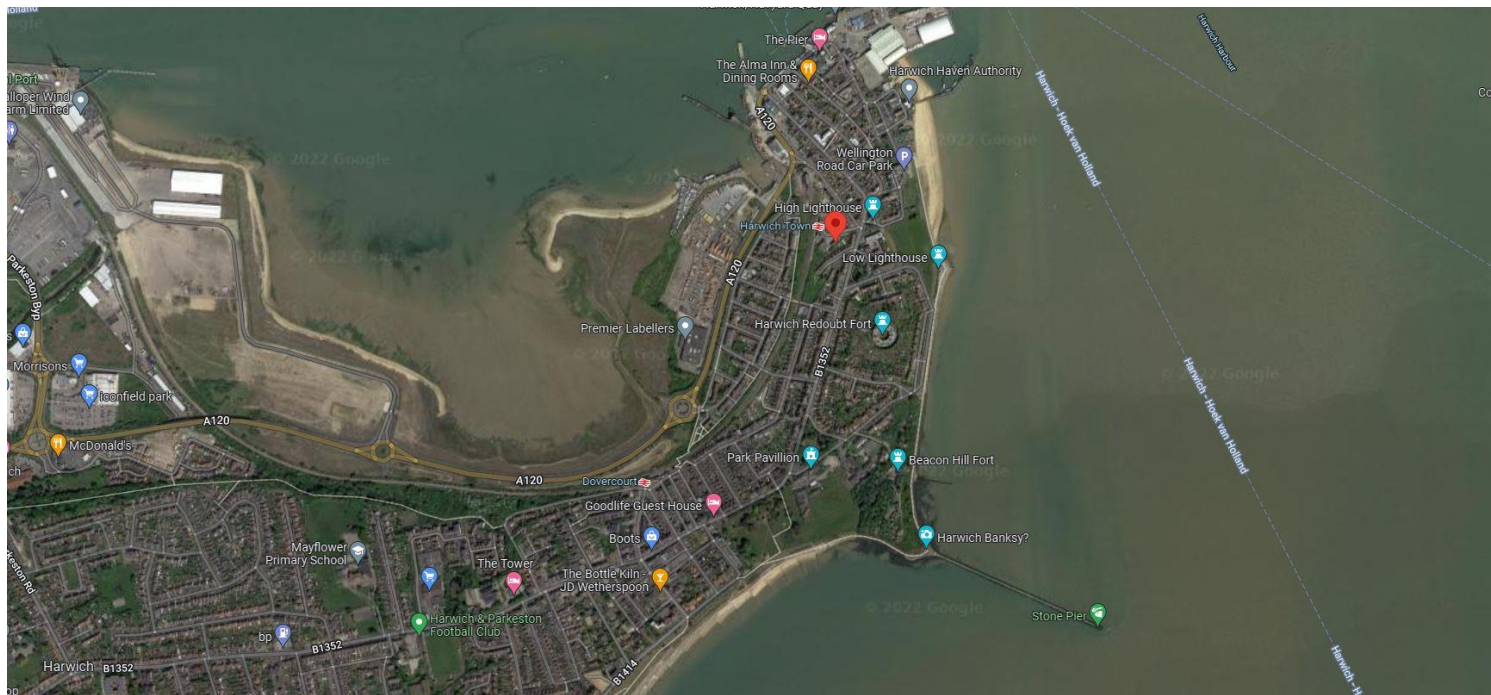
The main property is to be reassessed for Business Rates.

Energy Performance Certificate

The properties are due to be reassessed.

PROPERTY DETAILS

Location Plan



Former Bus Depot, Station Approach



The Workshop, Station Approach



PROPERTY DETAILS

Photographs

Former Bus Depot



The Workshop



For viewings and further details please contact



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Emily Jones
emily.jones@whybrow.net
01206 577667

