

AVAILABLE FOR SALE FREEHOLD (As A Whole Or In Two Lots)

A Rare Opportunity - Former Kent Blaxill Builders Merchants On A
Prominent Dual Frontage 6.76 Acre (2.74 ha) Site

129-139 Layer Road, Colchester, Essex, CO2 9JY

GUIDE PRICE

£5,750,000
plus VAT

AVAILABLE AREA (Buildings Approx. GIA)

89,960 sq ft
[8,360.6 sq m]

IN BRIEF

- » Established Builders Merchants Since 1963
- » Approx. 6.76 Acre Site (2.73 ha)
- » Highly Prominent Site, With Busy Dual Main Road Frontage
- » Access From Layer Road & Gosbecks Road

LOCATION

The property is prominently located on Layer Road to the south-west of Colchester City centre, within close proximity to key arterial routes and established residential areas. Situated approximately 1.5 miles from Colchester city centre, the site benefits from excellent connectivity to the A134, A1124, and the A12 dual carriageway, providing swift access to Chelmsford, Ipswich, and the wider East of England region.

Layer Road is a well-known mixed-use area, historically associated with Colchester United Football Club and now a popular local destination for trade, retail, and residential uses. The immediate vicinity comprises a blend of commercial premises, local amenities, and housing estates, offering strong footfall and easy accessibility for both trade and retail operations.

DESCRIPTION

The principal 1960's building provides warehouse/stores/trade showroom and first floor offices, served by a large car parking area and service yard. The building is largely steel frame construction under a multi-ridge roof of asbestos/cement fibre sheet covering. Access is provided via a series of ground level and dock level loading doors. There is a more modern extension (to the north-east) of steel portal frame construction with metal profile clad insulated roof covering.

Various smaller buildings of varying ages and specifications are arranged along the rear boundary of the site, ranging from basic timber framed buildings/ part open sided to a modern building with plastic coated steel profile sheet cladding to the elevations and roof.

There is also a large area of concrete hard standing (approx. 1.68 acres) with lighting providing generous external storage space, with separate access off Layer Road.

Access to the entire site is provided via Gosbecks Road and Layer Road.

The property is shown edged red on the site plan for identification purposes only.





ACCOMMODATION

[Approximate Gross Internal Floor Areas]

Lot One:

Main Building:

» Ground Floor:	64,326 sq ft	[6,524.1 sq m] approx.
» First Floor:	5,874 sq ft	[545.9 sq m] approx.
» Mezzanine Stores:	9,670 sq ft	[898.7 sq m] approx.
» Total:	79,870 sq ft	[7,422.8 sq m] approx.

Ancillary Buildings:

» Timber Store:	4,710 sq ft	[437.7 sq m] approx.
» Plaster Store:	2,282 sq ft	[212.1 sq m] approx.
» Woodcutting Store:	403 sq ft	[37.5 sq m] approx.
» Timber Treatment Store:	253 sq ft	[23.5 sq m] approx.
» Ex-Vehicle Workshop:	1,615 sq ft	[150.1 sq m] approx.
» Store:	827 sq ft	[76.9 sq m] approx.
» Security Gatehouse:	126 sq ft	[11.7 sq m] approx.

» **Grand Total:** 89,960 sq ft [8,360.6 sq m] approx.

Site area approx. 5.08 acres (2.06 ha).

Lot Two:

» **Concreted Yard** 1.68 Acres [0.68 ha] approx.

Note: The total site area is approx. 6.76 acres (scaled via OS/Edozo Plan)

TERMS

Unconditional offers are invited in the region of £5,750,000 for the freehold interest in the property as a whole.

Alternatively the vendors would consider selling the property in the two Lots referred to, the guide prices being as follows;

Lot One - £4,350,000 plus VAT.

Lot Two - £1,750,000 plus VAT.

VAT will be payable on the sale price(s) at the standard rate.

Note: A sale of Lot two will not be progressed until a buyer has been found for Lot One.



PROPOSAL

Unconditional offers are sought for the freehold interest.

The site is to be sold with vacant possession except for a small part of the principal building, approx. 5,000 sq ft (subject to survey), which is occupied by Paintwell Limited (Paintwell decorator centre) under a short term tenancy. Further details are available upon request.

There is significant potential for the site to be refurbished or redeveloped (subject to planning) for commercial or other non-commercial uses.

BUSINESS RATES

We have been informed that the rateable value is £300,000. We estimate that the rates payable are likely to be in the region of £163,800 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities

SERVICES

We are advised that the site benefits from mains water, drainage, electricity and gas connections. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property, including IT and telecommunications. We are advised that no estate/service charge is applicable.

PLANNING

We are advised that the site benefits from established sui generis consent for a builders merchants (since 1963). There is scope for other employment, roadside, residential, and other alternative uses. Interested parties are advised to make their own enquiries direct with the Colchester Council Planning Department.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E(124) of the energy performance assessment scale. A full copy of the certificate and report is available upon request.

VAT

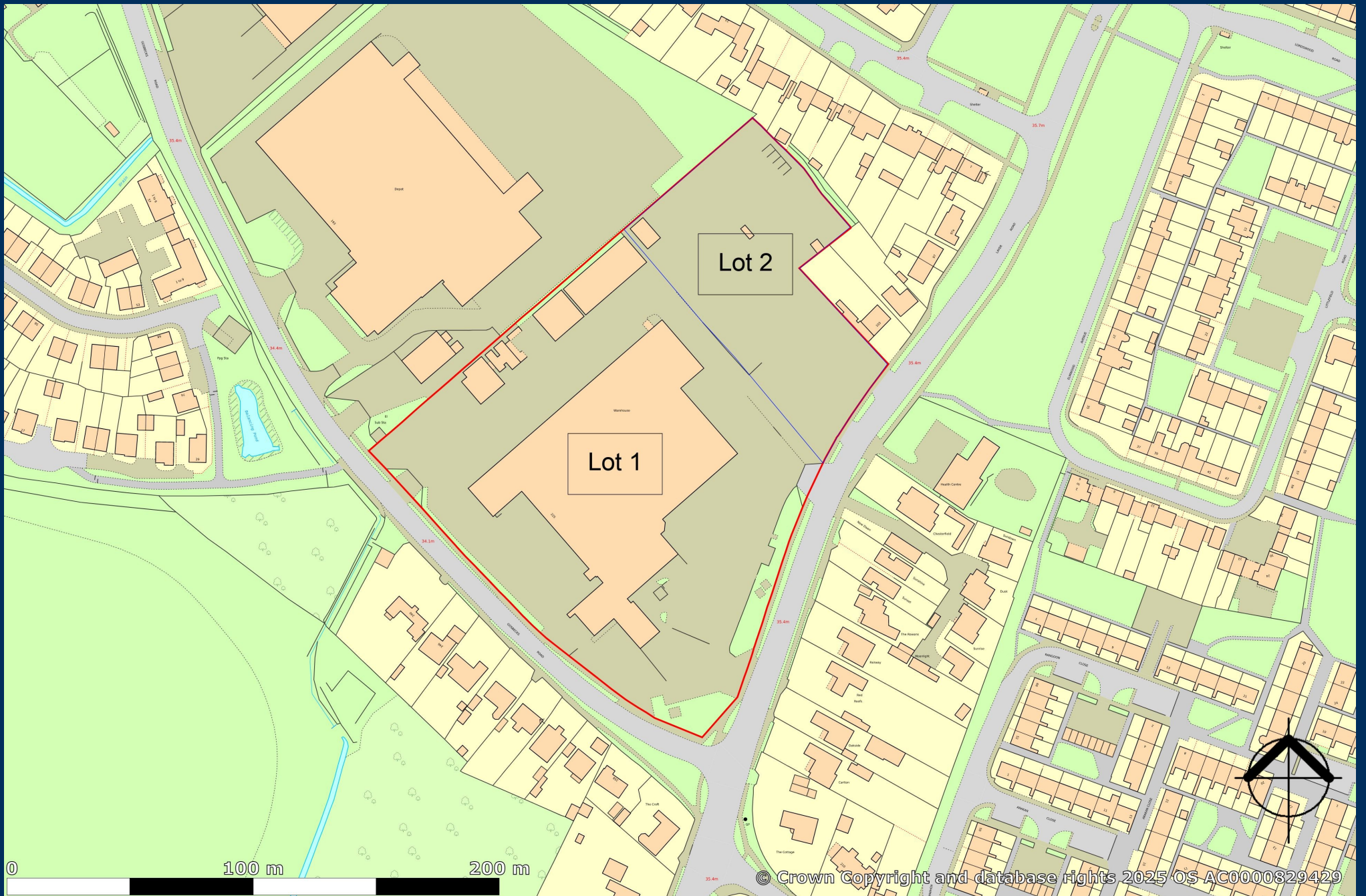
We are advised that VAT is applicable. All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL COSTS

Each party will be responsible for their own legal costs.







**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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