



## Crouch Street, Colchester

An elegant period commercial building with valuable street presence.

Guide price £500,000

# Crouch Street

Colchester, CO3

- Prime City Centre Location
- Characterful Frontage
- Contemporary Retail Space
- Attractive Investment Opportunity
- 808sqft Shop Floor Area
- A vibrant commercial location with a rich heritage

## The Property

Behind its classic façade, the interior opens into a sleek, design-led retail space. Polished tiled floors, recessed lighting, and excellent natural light create a bright, modern setting, while security shutters to both front and rear, along with an installed alarm system, provide added peace of mind.

To the rear, a private pedestrian access via Manor Road leads through a neat courtyard to a small separate building, currently housing a kitchen fitted with sleek, contemporary units.

Upstairs, the first floor and attic offer thoughtfully finished ancillary space, including two offices, a storeroom, a further kitchen, and WC. With scope for conversion to a self-contained apartment (subject to the usual consents), this upper accommodation adds valuable flexibility for owner-occupiers or investors alike.

## The Area

Positioned on the well-regarded north side of Crouch Street, this handsome Grade II Listed period building enjoys a prominent setting just moments from the town centre. Crouch Street is celebrated for its vibrant mix of high-quality independent businesses. Visitors benefit from 30 minutes of free on-street parking, encouraging regular footfall, or alternatively nearby St Mary's Multi-storey Car Park for longer stays.

## Further Information

The property is being offered for sale with a tenant in situ, presenting an attractive opportunity for investors seeking a well-positioned, income-generating asset in a thriving part of town, currently achieving £29,000 per annum.

## Business Rates:

Based on the current rateable value of £17,000, the estimated annual business rates would be approximately £8,483-£9,282.

Tenure: Freehold



