

Asking Price £725,000-£775,000 | Freehold

Vineyard Street, Colchester CO2 7DG

LEADERS



Key Features & Description

GUIDE PRICE £725,000-£775,000

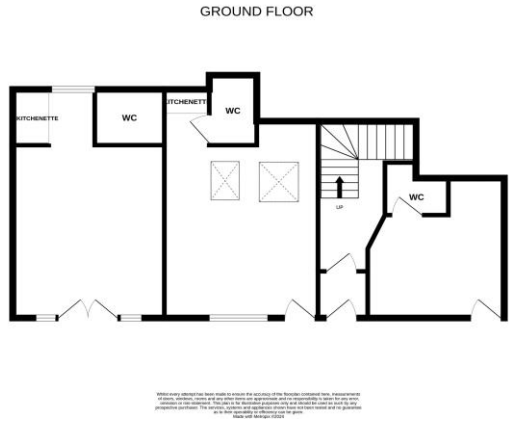
A great opportunity to acquire a freehold investment portfolio in Colchester City Centre generating £60,000 of annual income.

Colchester has had significant regeneration in recent years and has been one of Britain's fasting growing cities, with several significant new developments having been built in recent years. The population has increased from 173,100 in the 2011 census to 192,700 in the 2021 census.

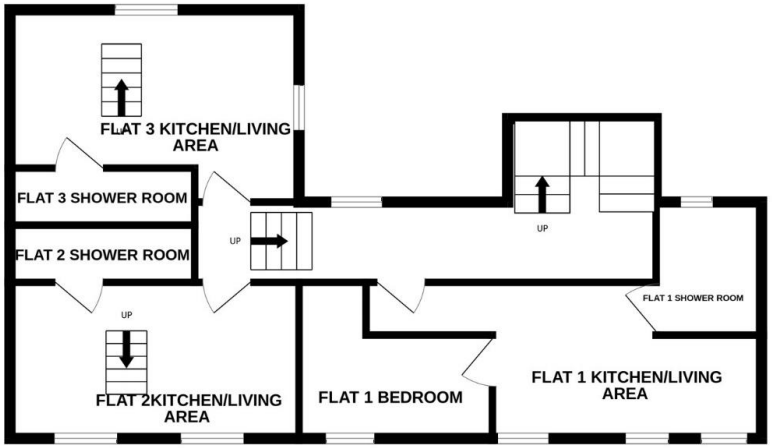
There is a mainline rail station with trains to London taking from as little as 56 minutes, and the University of Essex is in the top 25 UK Universities according to The Guardian University Guide.

The portfolio on Vineyard Street comprises of three occupied commercial units with long standing tenants and five self-contained flats.

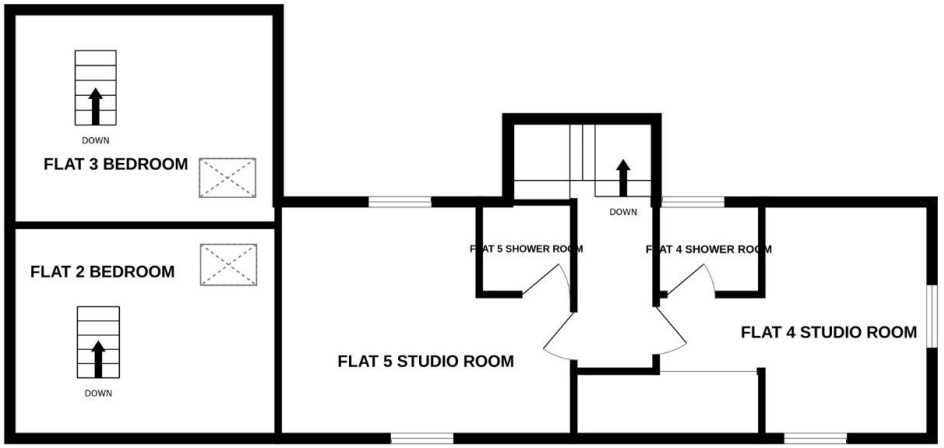




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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