



The New Inn, 36 Chapel Street South, Colchester CO2 7AX

Guide Price: £450,000 Subject to Contract - Freehold

The New Inn is currently a working public house set in the central city centre position. The property offers excellent development potential and possible residential use subject to obtaining the necessary planning consent.

- Development Opportunity
- Existing Public House
- Potential Residential Opportunity
- Substantial Accommodation
- Central Location
- Rarely Available



The New Inn offers substantial accommodation over two floors with useful outside areas including car parking, beer garden and an outside pool room/function room.

Currently as a working public house, there are two functional bar areas, one of which has been arranged for music and entertaining and there are toilet facilities located on the ground floor. There is a useful and sizeable cellar and on the first floor the accommodation has been arranged to facilitate owner accommodation with the rooms being mainly utilised as kitchen, living room, en suite bathroom and three additional bedrooms. However this accommodation could be rearranged if planning consent were given to be utilised as a residential property.

Outside

To one side of the property is a parking area for a number of vehicles.

There is a beer garden and part covered seating area, with further covered seating area leading onto the pool room/function room providing accommodation for a variety of uses.

Important information

Council Tax Band - A

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

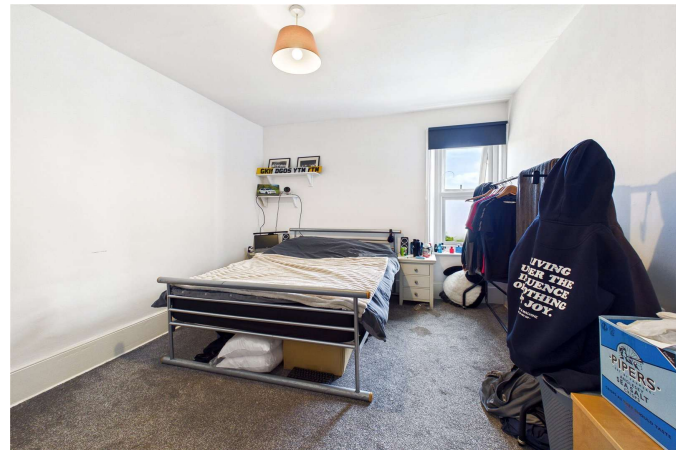
Tenure - Freehold

EPC rating - C

Ref - COL240872/GB

Directions

Please use postcode CO2 7AX for Satnav.



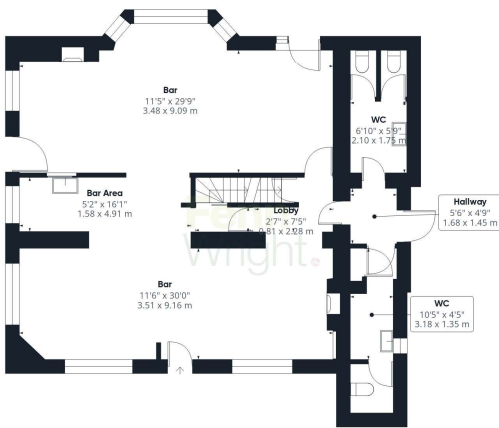
Consumer Protection Regulations 2008

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36 Chapel Street South
 Colchester
 Essex, CO2 7AX



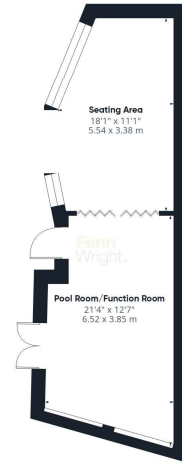
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 2555 ft²
 237.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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