

Lot 38, 15/19 High Street, Earls Colne, Near Colchester, Essex CO6 2PA

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Ground Rent Investment

- Majority let to East of England Cooperative Society Limited
- Lease expiring September 2037 (no breaks and sublet)
- Affluent and historic Essex village
- Immediate asset management opportunities
- Large double fronted shop of approx. 229.97 sq m (2,474 sq ft)
- Prominent position on High Street

Lot

38

Auction

27th March 2025

Rent

£28,285 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

8 miles west of Colchester, 7 miles east of Braintree, 16 miles north east of Chelmsford

Roads

A131, A120

Rail

Chapel and Wakes Colne Railway Station

Air

London Stanstead Airport

Situation

The property is situated on the north side of the busy High Street in the heart of the village centre of Earls Colne. Nearby occupiers include a number of independent retailers, restaurants and cafes.

Tenure

Freehold.

EPC

D90 (Retail)

Description

The property comprises a large double fronted shop together with residential accommodation on the first and attic floors which has been let on a long lease. The property includes storage yard to the rear and this is shared with the residential flat above.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground Lower Ground	Retail Ancillary	220.52 9.45	(2,373) (101)	EAST OF ENGLAND COOPERATIVE SOCIETY LIMITED (2)	30 years from 28/09/2007 until 27/09/2037	£28,285
First/Attic	Residential	-	-	INDIVIDUAL	999 years from 13/10/1997	Peppercorn
Total Approximate Commercial Floor Area		229.97	(2,474)			£28,285

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) The East of England Cooperative Society are the largest independent retailer operating in the East of England. We provide food stores and specialist services, such as funerals, security, travel agents and petrol filling stations to communities across Essex, Norfolk, Suffolk, Cambridgeshire and Hertfordshire (www.eastofengland.coop). Please note the convenience store has been sublet).

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