

**Lot 42, 45 - 47 High Street, Colchester,**

**Essex CO1 1DH**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Entirely let to Robert Dyas Holdings Ltd
- December 2026 Tenant break option removed
- Tenant in occupation for over 25 years
- Total floor area of approx. 445.07sq m (4,790 sq ft)
- Prominent frontage on busy High Street.
- Neighbouring occupiers include McDonald's, Wendy's, Wagamama, Waterstones, Fenwick, White Stuff, Tesco Express and Bill's

#### Lot

42

#### Auction

30th October 2025

#### Rent

£60,000 per Annum Exclusive

#### Status

Available

#### Sector

Retail, High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

48 miles north east of London, 24 miles north-east of Chelmsford

#### Roads

A12, A120, A133, M11, M25

#### Rail

Colchester Railway Station (47 minutes to London Liverpool Street)

#### Air

London Stansted Airport

### Situation

Colchester is a popular university and historic city located some 48 miles north east of London. The property is prominently situated on the south side of High Street, within the heart of Colchester city centre. Nearby occupiers include McDonald's, Wendy's, Wagamama, Waterstones, Fenwick, White Stuff, Tesco Express and Bill's.

### Tenure

Freehold.

### EPC

Band C.

### Description

The property is an attractive and prominent Grade II Listed 3 storey building comprising substantial ground floor retail accommodation with ancillary accommodation on the first and second floors.

The property benefits from rear access and may be suitable for medium term residential conversion of the upper parts, subject to consents.

### VAT

VAT is applicable to this lot.

### Completion Period

10 week completion available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First Second	Retail Ancillary Ancillary	205.03 189.12 50.92	(2,207) (2,035) (548)	ROBERT DYAS HOLDINGS LIMITED (CRN: 04041884) (1)	Let for a term of 5 years from 25/12/2023 on a Full Repairing and Insuring lease	£60,000	24/12/2028
Total Approximate Floor Area		445.07	(4,790)			£60,000 (2)	

(1) For the year ending 30/03/2024 Robert Dyas Holdings Limited (CRN: 04041884) reported a Turnover of £164,502,000, a Pre-Tax Profit of negative (£2,304,000) and Net Assets of £2,850,000 (Source: Annual Report and Financial Statements as Published at Companies House 9/10/2025).

(2) The lease provides a three month rent free period from 25th December 2025 and further three month rent free period from 25/12/2026.



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## Freehold Retail Investment

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## Contacts

### Acuitus

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### Seller's Solicitors

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2024