

Lot 14, 45 - 47 High Street, Colchester,

Essex CO1 1DH

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)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

14

Auction

11th December 2025

Rent

£60,000 per Annum Exclusive

Status

Available

Sector

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

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Hill Dickinson LLP
1 St Michael's, 36 Jacksons Row
Manchester
Manchester
M2 5WD

Vanessa de Wit
0161 838 4941
vanessa.dewit@hilldickinson.com

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2024