Essex CO1 1DH

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

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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 Auction

14 11th December 2025

Rent Status £60,000 per Annum Exclusive Available

Sector Auction Venue
High Street Retail 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

DISCLAIME

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | | 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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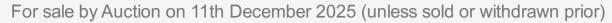
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