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

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Retail and Residential Ground Rent Investment

www.acuitus.co.uk

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Property Information

Freehold Retail and Residential Ground Rent Investment

- Majority let to East of England Co-operative Society Limited
- Lease expiring September 2027 (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
2

Auction
10th December 2026

Rent
£28,285 per Annum Exclusive

Status
Available

Sector
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

Band D (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.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.
Ground Lower Ground	Retail Ancillary	220.52 9.45	(2,373) (101)	EAST OF ENGLAND COOPERATIVE SOCIETY LIMITED (1)	20 years from 28/09/2007 until 27/09/2027	£28,285
First/Attic	Residential	-	-	INDIVIDUAL	999 years from 13/10/1997	Peppercorn
Total Approximate Commercial Floor Area		**229.97**	**(2,474)**			**£28,285**

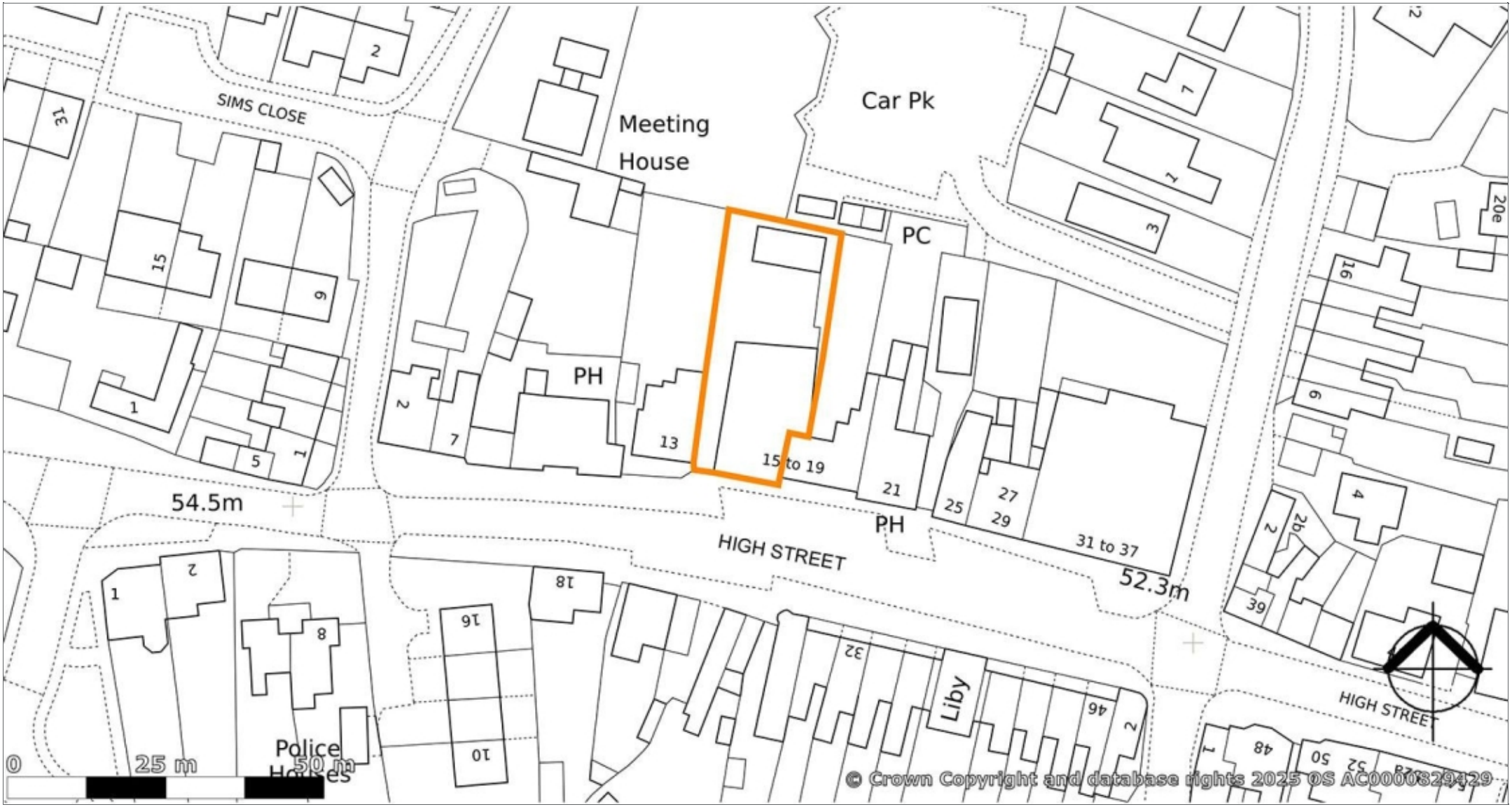
N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).
(1) East of England Co-Operative Society are the largest independent retailer operating in the East of England. The member-owned society operates over 220 sites across Essex, Suffolk, Norfolk, Cambridgeshire and Hertfordshire, providing food retail, funeral, travel and other services. The society has over 400,000 members and employs more than 3,000 people (www.eastofengland.coop). Please note the convenience store has been sublet to It Takes A Village, which is a second-hand local charity shop, which specialises in selling accessories, boutique and clothing and have been in occupation since 2022.




It Takes A Village
FOUR COLNES
EN54 MKL


It Takes A Village
FOUR COLNES




SIMS CLOSE
Meeting House
Car Pk
PC
PH
PH
HIGH STREET
HIGH STREET
54.5m
52.3m
15 to 19
13
21
25
27
29
31 to 37
Liby
Police Houses
0
25 m
50 m
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2026