For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





Freehold Retail and Residential Ground Rent Investment

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#### **Property Information**

Freehold Retail and Residential Ground Rent Investment		Location		Description	
<ul> <li>Majority let to East of England Cooperative Society Limited</li> <li>Lease expiring September 2037 (no breaks and sublet)</li> <li>Affluent and historic Essex village</li> <li>Immediate asset management opportunities</li> <li>Large double fronted shop of approx. 229.97 sq m (2,474 sq ft)</li> <li>Prominent position on High Street</li> </ul>		Miles Roads Rail Air	8 miles west of Colchester, 7 miles east of Braintree, 16 miles north east of Chelmsford A131, A120 Chapel and Wakes Colne Railway Station London Stanstead Airport	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.	
Lot 38	Auction 27th March 2025 Status	the village c	ty is situated on the north side of the busy High Street in the heart of entre of Earls Colne. Nearby occupiers include a number of tretailers, restaurants and cafes.	VAT is applicable to this lot. Octopus Bridging Loan for Buyers	
£28,285 per Annum Exclusive <b>Sector</b> High Street Retail	Available Auction Venue Live Streamed Auction	Tenure Freehold.		Not available	

D90 (Retail)

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#### acuitus Real Estate Auctioneering & Investment

#### **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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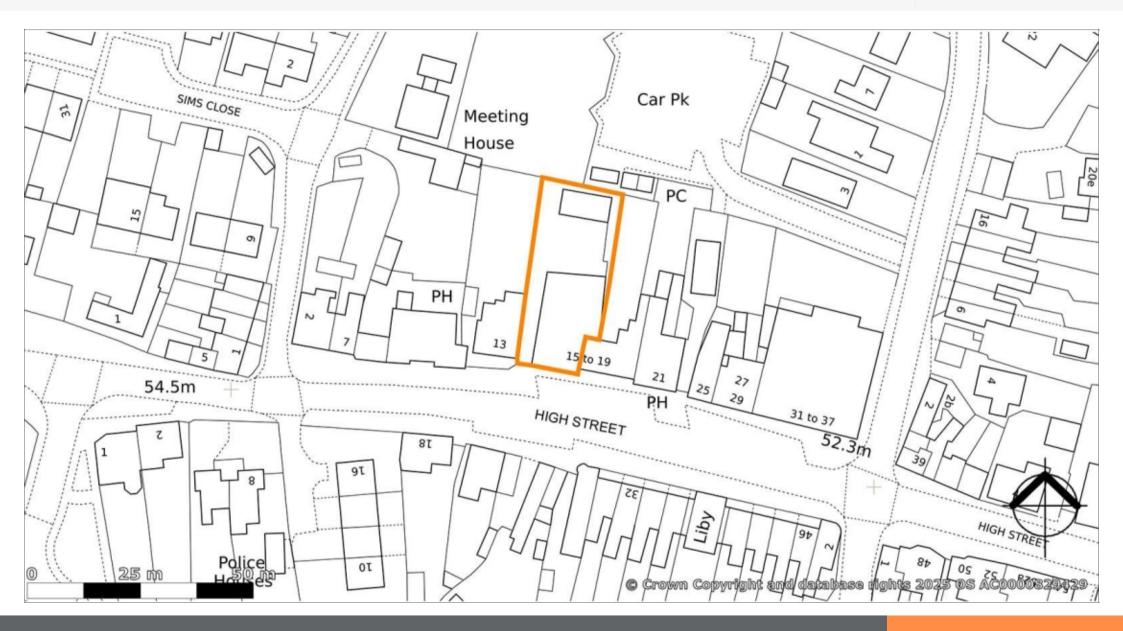




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#### Contacts

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