



## Commercial Development in CO1

High Street, (CO1 1DN) and 38 to 46 (even no's) Culver Street East, Colchester, Essex, CO1 1LE

**£990,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Freehold mixed-use investment opportunity in Colchester city
- ✓ Commercial tenants include a bar, wedding boutique and comic store
- ✓ Prime High Street & Culver Street position within the heart of Colchester city centre
- ✓ 11.31% gross yield
- ✓ Parking for 2-3 cars

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

An exceptional opportunity to acquire a substantial freehold mixed-use investment portfolio positioned in the heart of Colchester city centre, comprising four residential flats and three fully let commercial units across the prominent High Street and Culver Street East locations. Producing a combined annual rental income of approximately £124,441 per annum, the portfolio offers an attractive gross yield of approximately 11.31% based on the guide price.

The commercial element consists of three established businesses currently occupied by a bar, wedding boutique and comic store, all held on separate leases with established tenancies in place. The residential accommodation comprises two one-bedroom apartments situated on Culver Street East alongside two apartments on the High Street, including a spacious duplex apartment. All units are separately let and income producing, creating a well-diversified investment with multiple revenue streams.

Situated within the centre of Colchester, the properties benefit from excellent footfall, strong local amenities, nearby transport links and continued demand for both residential and commercial accommodation. The location places the investment within easy reach of Culver Square Shopping Centre, restaurants, bars, retail operators and Colchester Town Station.

This is a rare opportunity for investors seeking a high-yielding, fully tenanted freehold asset within a prime and historic city centre position, offering immediate income from day one with future asset management and rental growth potential.

Features;

- Residential accommodation includes two one-bedroom flats and two two-bedroom flats, including one duplex apartment
- Fully let with all properties on separate leases and individual tenancies in place
- Producing a total annual rental income of approximately £124,441 per annum
- Comprising four residential flats and three established commercial units
- Excellent long-term investment with multiple income streams and strong tenant diversification

Price: Starting Bid £990,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: Allocated

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## Location

The location places the investment within easy reach of Culver Square Shopping Centre, restaurants, bars, retail operators and Colchester Town Station.



## Tenure

Title number; EX793656 - Freehold



## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





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CO1 1LE

Contact your local branch today for more information on this property:

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office@paisleyproperties.co.uk, www.paisleyproperties.co.uk**

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