

191/193 Magdalen Street, Colchester, CO1 2JX  
Guide Price £950,000

**bear**  
Estate Agents



Location: 191-193 Magdalen Street



Floor Area: 11.4 SQM (123 SQFT)

Location: 191-193 Magdalen Street

# 191/193 Magdalen Street, Colchester, CO1 2JX

Guide Price £950,000

## Council Tax Band:

Bear Estate Agents are pleased to offer for Auction with our partnership agent Dedman Gray, this excellent commercial site in Colchester, mere steps from Colchester Town station with direct links to London. The site offers multiple parking spaces, a tyre shop, office building, workshops, storage, and a retail unit. It's fully tenanted and generating a solid yield. The area offers excellent amenities—schools, healthcare, and vibrant city centre retail—all within easy reach. With scope for further development, this is a prime investment opportunity.

This commercial site is located on Magdalen Street in Colchester, postcode CO1 2JX. It's about 260 yards from Colchester Town station and around 1.2 miles from the main Colchester station. The area has excellent amenities nearby, including schools, a GP practice, and Colchester's city centre retail and leisure options. It's well connected and offers strong potential for investment.

### Key features

Freehold

Description

FOR SALE BY PUBLIC AUCTION ON THURSDAY, 26TH FEBRUARY 2026 AT 12.00PM NOON. LIVE STREAMED VIA DEDMAN GRAY WEBSITE. BIDDING AVAILABLE BY TELEPHONE, PROXY AND ONLINE

COMMERCIAL INVESTMENT: A FREEHOLD INVESTMENT IN CITY CENTRE PRODUCING AN ANNUAL INCOME OF £88,800 PER ANNUM. A YIELD OF 9.3% OF THE GUIDE PRICE

A Freehold commercial site comprising of five commercial premises and an advertising facility. The property is fully let and producing an income of £7400 per month. (£88,800 per annum). It is considered that as well as returning a high investment yield the site could offer potential for future re-development subject to obtaining all relevant permissions.

The Overall plot measures approximately 0.3 Acres and it is considered that it may provide a future opportunity for redevelopment subject to obtaining all relevant permissions.

Unit 1-Retail or shop unit- 1042 PCM

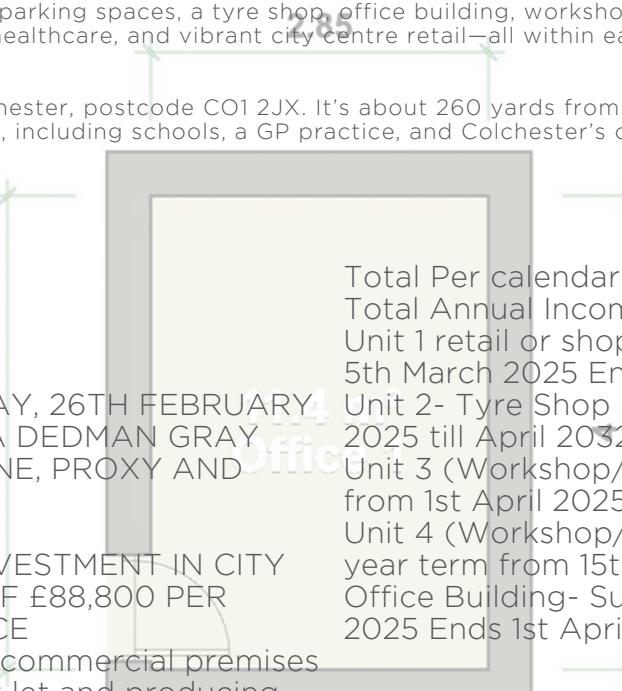
Unit 2- Tyre Shop - £1250 PCM

Unit 3 (Workshop/storage) £1250 PCM

Unit 4 (Workshop/Storage/Parking)- £2083 PCM

Office Building-£1600 PCM

Advertising board- £175 PCM



Total Per calendar month = £7,400

Total Annual Income= £88,800

Unit 1 retail or shop unit) Subject to a lease with a 5 year term from 5th March 2025 Ends 15th March 2030.

Unit 2- Tyre Shop Subject to a lease with a 7 year term from April 2025 till April 2032 Rent reviews are set in April 2026 & 2030.

Unit 3 (Workshop/storage) Subject to a lease with a 7 year term from 1st April 2025 and ending on 30th March 2032.

Unit 4 (Workshop/Storage/Parking)-Subject to a lease with a 7 year term from 15th May 2025 and ending on 13th May 2032.

Office Building- Subject to a lease with a 7 year term from 15th July 2025 Ends 1st April 2032

For all planning enquiries please contact Colchester City Council planning department on .

Unit 1-E

Units 2 & 3- C

Unit 4- D

Office building- D

Unit 1- 388 square foot (36 square meters)

Units 2 & 3 combined - 1810 square foot (168 square meters)

Workshop- 2585 square foot (240 square meters)

Office- 690 square foot (64 square meters)

Legal Documents:

<https://passport.eigroup.co.uk/account/log-in>

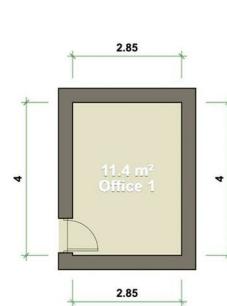
Whilst every care is taken to ensure that these particulars are up to

ARKEYS

01110 420000 CAR KEYS

NEW & PART WORN TYRES IN STOCK

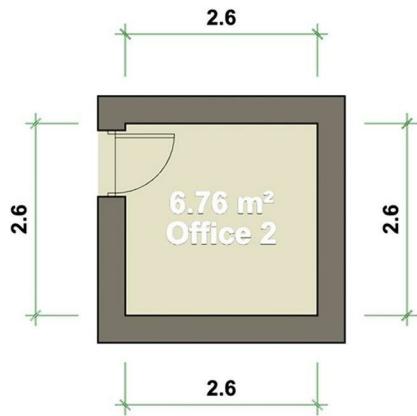




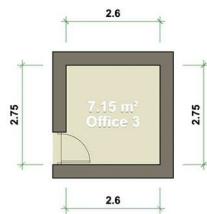
date, buyers are advised to make their own enquiries and research.

A full break down of expenses, fees and outgoings involved will vary dependant on the buyer circumstances and all calculations should be carried out and confirmed by interested parties as part of their Due-Diligence process.

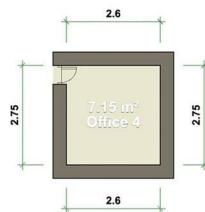
Location: 191-193 Magdalen Street



Floor Area: 715 SQM (77 SQFT)  
Location: 191-193 Magdalen Street



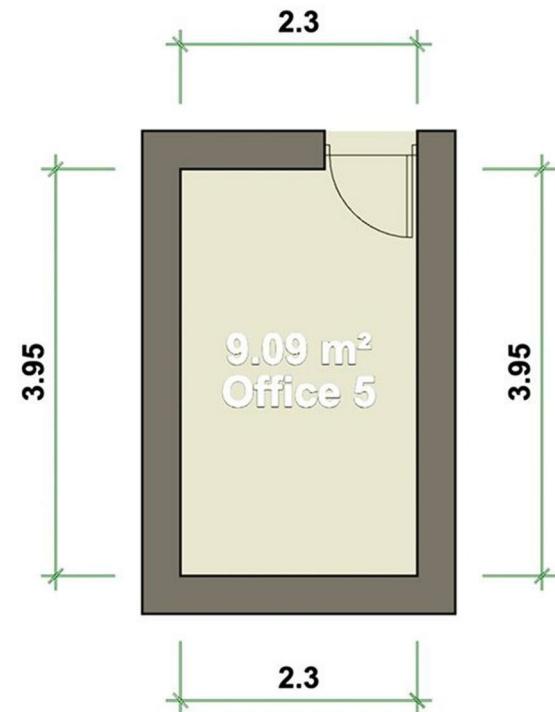
Floor Area: 715 SQM (77 SQFT)  
Location: 191-193 Magdalen Street



Name: Office 5

Area: 9.09 SQM (98 SQFT)

Location: 191-193 Magdalen Street





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	