



## East Street, Colchester, CO1 2TP

### Auction Guide £250,000

Auction via Clive Emson

Lot 134 - 29 EAST STREET, COLCHESTER, CO1 2TP

Auction Guide Price – £250,000 - Plus Plus fees

The property is to be offered online by Clive Emson Auctioneers on 07 May 2026

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

This five flat residential investment is located in Colchester, close to the city centre and a short distance from the railway station. Colchester is known for its heritage, as well as its amenities which are within easy reach, as well as popular pubs and restaurants. The University of Essex is a bus journey from the property's location

ALL ENQUIRIES TO - Gabby Giedraite/Paul Bridgeman on 01245 205778

The flats are currently tenanted producing an income of £32,050 per annum.

#### GROUND FLOOR

Communal hallway which includes designated rubbish cupboard for all flats to use.

#### FLAT 1

Living room/bedroom, kitchen, shower room with W.C.

#### TENANCY

Let under the terms of an Assured Shorthold Tenancy at a current rental of £500 per calendar month.

#### EPC RATING E

#### FLAT 2

Hallway, living room, kitchen, bathroom with W.C., bedroom and access to small private garden.

#### TENANCY

Let under the terms of an Assured Shorthold Tenancy at a current rental of £575 per calendar month.

#### EPC RATING E

#### FIRST FLOOR

#### FLAT 3

Hallway, living room, kitchen, bathroom with W.C., bedroom.

#### TENANCY

Let under the terms of an Assured Shorthold Tenancy at a current rental of £551.50 per calendar month.

#### EPC RATING E

#### FLAT 4

Hallway, living room, kitchen, bedroom, bathroom with W.C.

#### TENANCY

Let under the terms of an Assured Shorthold Tenancy at a current rental of £525 per calendar month.

#### EPC RATING D

#### FLAT 5

Living room/bedroom, kitchen, shower room with W.C.

#### TENANCY

Let under the terms of an Assured Shorthold Tenancy at a current rental of £550.00 per calendar month.

#### EPC RATING G

#### OUTSIDE

Bike storage and bin store.

#### AUCTIONEER'S NOTE 1

From 1st May 2026 the tenancies referred to above will become rolling tenancies and referred to as Assured Periodic Tenancies.

#### AUCTIONEER'S NOTE 2

At the time of publication the Auctioneers have been unable to internally inspect part of the property and photograph all flats.

These

details have been provided by the Seller and interested applicants should rely on their own investigations to verify the information provided.

#### COUNCIL TAX BANDS FOR ALL FLATS ARE A

auctions@cliveemson.co.uk 0345 8500333 - Gabby Giedraite/Paul Bridgeman on 01245 205778

Entry Name: 29, 30, 32, 33, East Street

Listing Date: 24 February 1950

Grade: II

Source: Historic England

Source ID: 1123620

English Heritage Legacy ID: 116944

ID on this website: 101123620



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Disclaimer:** Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.