



Register to bid

- Mixed-use freehold terrace
- Extent approximately 3,206 SQFT
- Double fronted commercial/retail space
- Commercial kitchen with multiple storage rooms and areas, customer washrooms and laundry
- Garage and parking space
- Five bedrooms on the first and second floors
- Central Colchester
- Auction 23 May 2025

## Auction guide £220,000

### Lot 120 - 31 St. Botolphs Street Colchester, Essex, CO2 7EA

A mixed-use freehold, terrace property in need of modernisation and repair with an extent of approximately 3,206 SQFT and located in central Colchester. Ideal for investors and developers.

**FOR SALE BY AUCTION:** To be sold by public auction on the owners' instruction. A mixed-use freehold, terrace property in need of modernisation and repair with an extent of approximately 3,206 SQFT and located in central Colchester. It is configured as a double-fronted commercial/retail space on the ground floor with a bar area, a serving counter, and to the rear of this, a commercial kitchen with storage and access to the courtyard, garage and parking space and rear access through a shared ginnel. There are two storage rooms accessed separately from the courtyard. The customer washrooms and laundry area are located at the rear of the ground floor.

The residential accommodation is located on the first and second floors, with access from the ground floor it comprises three double bedrooms, a bathroom and storage on the first floor, as well as a lobby exit to the flat roof to the rear. The second floor comprises a further two bedrooms and storage areas. To be sold via online bidding on Friday, 23 May 2025.

**Auctioneer's comments:** 'A unique opportunity to buy a large mixed-use freehold property in central Colchester that has not been on the market for forty years and is ideal for investors, developers and business owners.'

**Auction date**

The property is to be sold by public auction on Friday, 23 May 2025, with a two-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Mixed-use, terrace, freehold, five bedrooms, garage, parking space, in need of modernisation and repair

**Location**

Central Colchester, Essex, close to St Botolph's Church, 1.3 miles to Colchester railway station

**Accommodation**

Ground floor: open plan commercial space, commercial kitchen, multiple storage rooms

First floor: three bedrooms, bathroom, exit lobby, multiple storage areas

Second floor: two bedrooms, multiple storage areas

**Outside**

External entry potch, Integral garage with access, ginnel access, parking space to rear, flat roof/deck to rear of first floor

**EPC rating**

To be confirmed

**Tenure**

Freehold with vacant possession

**Commercial Use**

Use Class A3

**Local authority and council tax band**

Essex County Council

Colchester Borough Council

Council tax band: C

**Pre-auction bids**

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

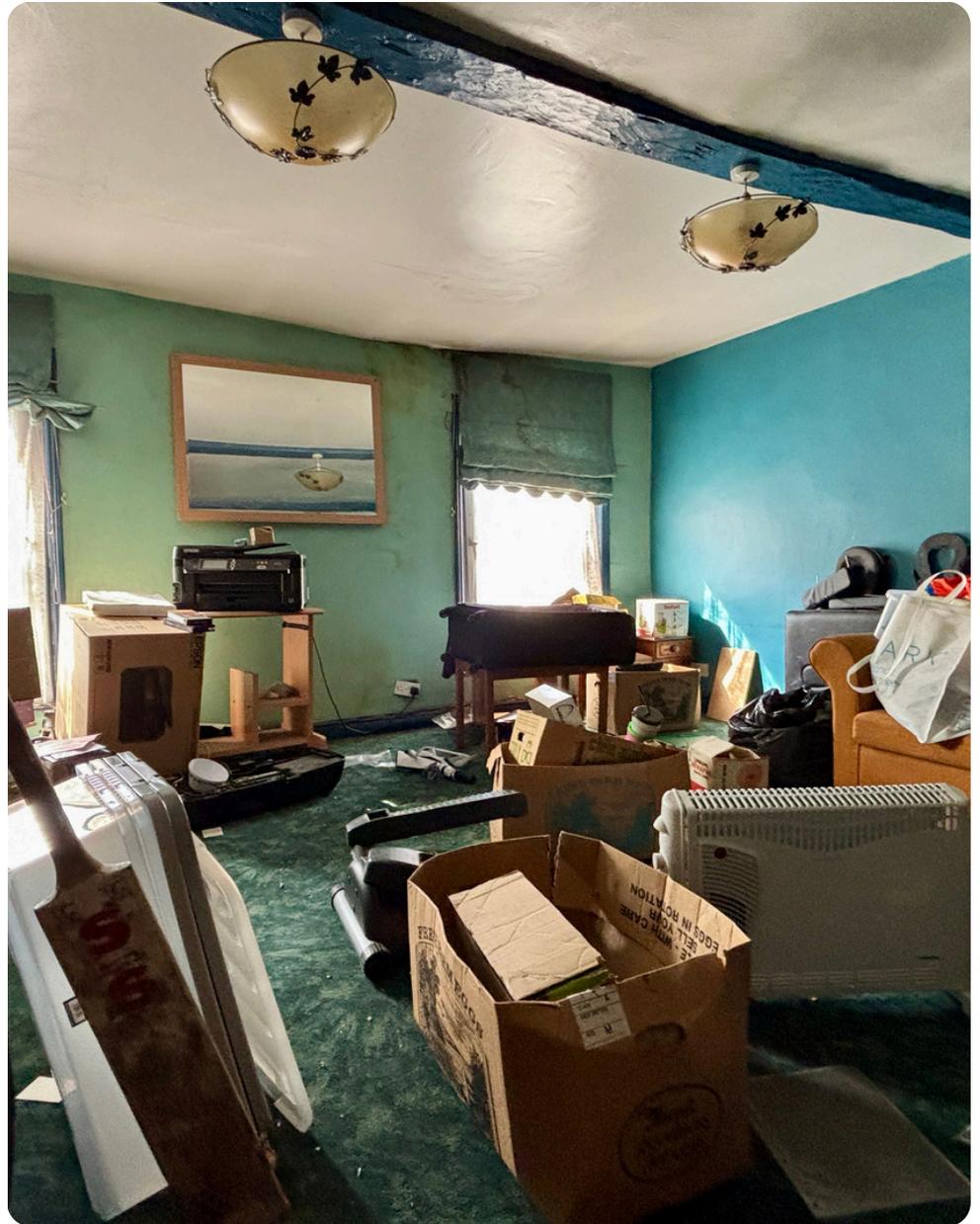
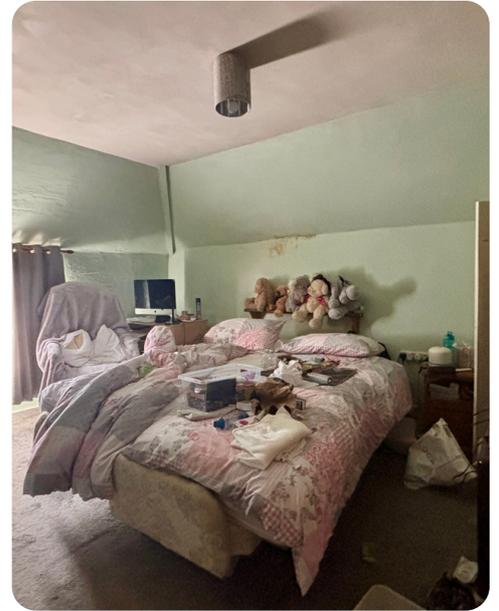
**Auction fees**

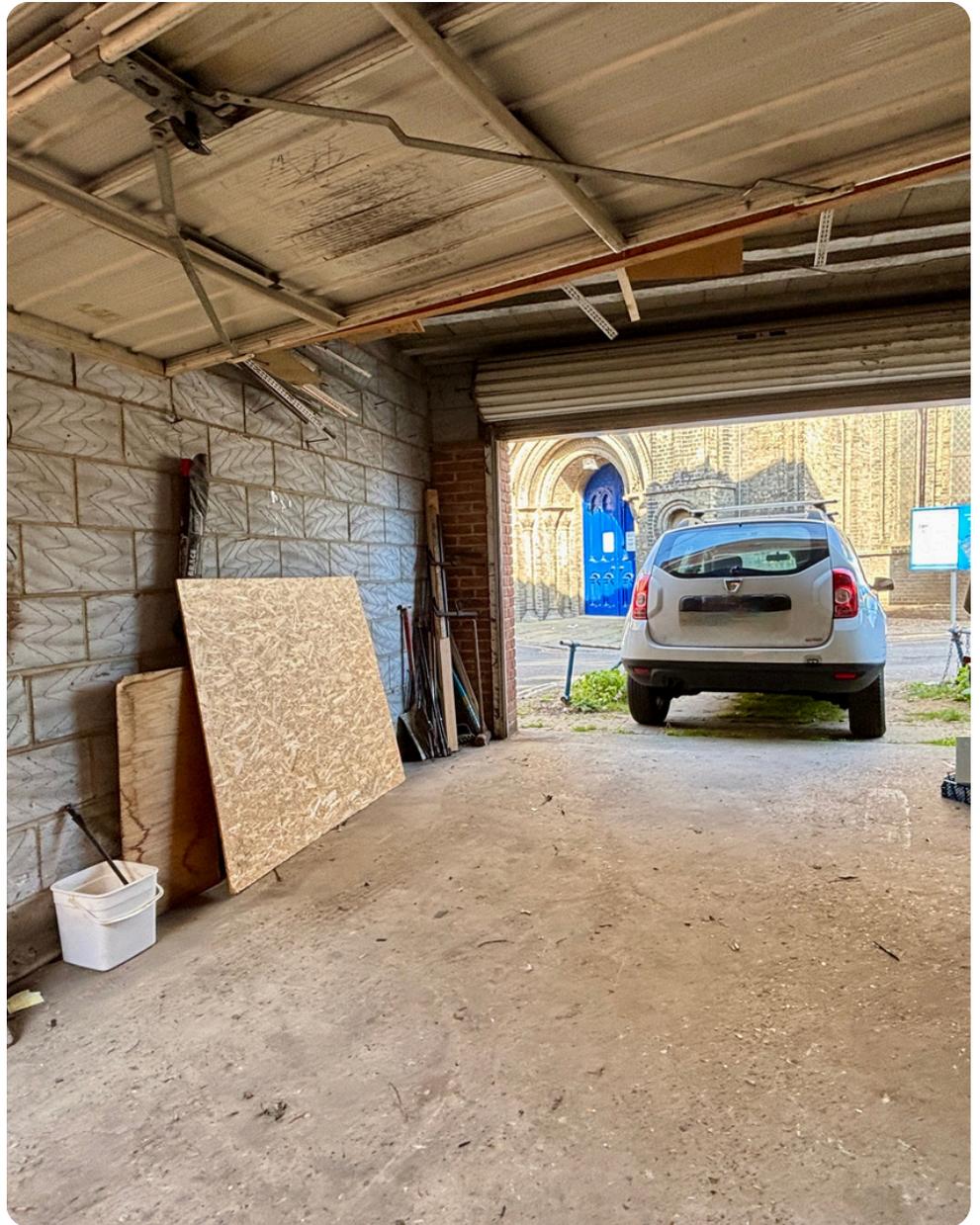
In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



*Video Tour Lot 120*





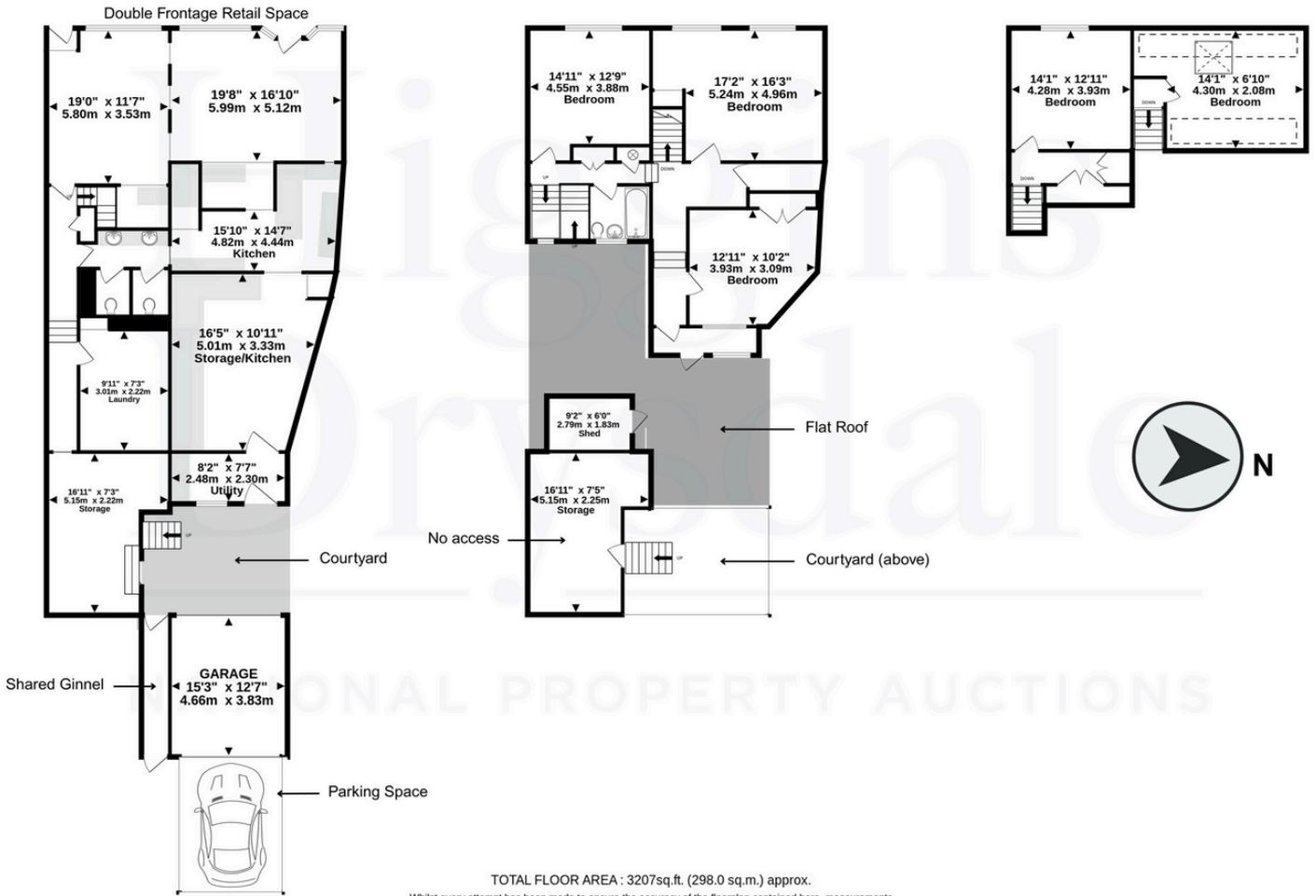




GROUND FLOOR  
1810 sq.ft. (168.2 sq.m.) approx.

1ST FLOOR  
968 sq.ft. (89.9 sq.m.) approx.

2ND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 3207sq.ft. (298.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating



BOOK TO VIEW