

Colchester – 36,37,37A,38,39 Osborne Street, Essex CO2 7DB
Freehold Retail Parade Investment



BLUE ALPINE

PROPERTY CONSULTANTS



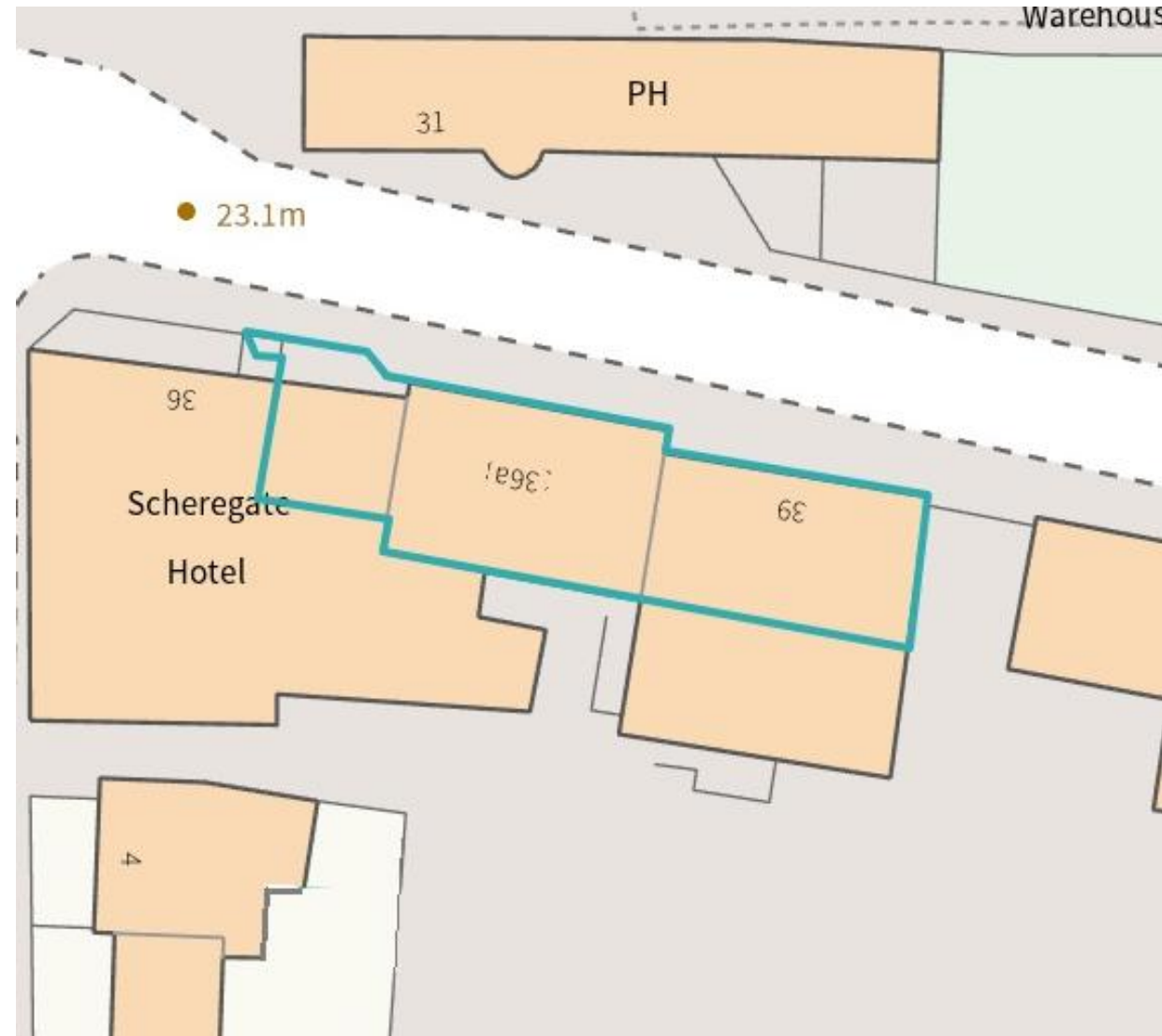
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Investment Consideration:

- Purchase Price: £575,000
- Gross Initial Yield: 8.35%
- Rental Income: £48,000 p.a.
- VAT is NOT applicable to this property
- Majority of the units let on new 10 year leases from 2025/2026
- Comprises retail parade of 3 ground floor shops, 1 first floor commercial premises and 1 ground/first floor retail premises
- Total GIA of 280 sq m (3,014 sq ft)
- Situated within short walk from Colchester Town Train Station
- Occupiers nearby include Cake Box, Oxfam, Restaurants, Tattoo Studio, Convenience Store, Children`s Nursery and many more.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 36 (Ground Floor)	Retail Shop: 35 sq m (377 sq ft) Open plan retail, storage, wc	Individual	From 12 June 2024 to 30 June 2028	£6,000	Note 1: FRI Note 2: Tenant option to determine on 31.12.26 with min 3 months notice
No. 37 (Ground Floor)	Retail Shop: 35 sq m (377 sq ft) Open plan retail, storage, wc	Crown & Glory Beauty Salon Ltd (with personal guarantee)	10 Years from 14 October 2025	£8,000	Note 1: FRI Note 2: Rent review on 14.10.30 linked to RPI Note 3: Tenant option to determine on 14.10.30 with min 6 months notice Note 4: Deposit held of £3,000
No. 37A (First Floor)	Commercial Premises: 67 sq m (721 sq ft) Open plan retail, storage, office, wc	Western Forest Ltd (with personal guarantee)	10 Years from 3 September 2025	£12,000	Note 1: FRI Note 2: Rent review on 03.09.30 linked to RPI Note 3: Tenant option to determine on 03.09.30 with min 6 months notice Note 4: Deposit held of £3,000
No. 38 (Ground Floor)	Retail Shop: 35 sq m (377 sq ft) Open plan retail, storage, wc	Individuals	10 Years from 8 September 2025	£8,000	Note 1: FRI Note 2: Rent review on 08.09.30 linked to RPI Note 3: Tenant option to determine on 08.09.30 with min 6 months notice Note 4: Deposit held of £2,000
No. 39 (Ground & First Floor)	Retail Premises: 108 sq m (1,162 sq ft) Ground Floor: 66 sq m (710 sq ft) First Floor: 42 sq m (452 sq ft)	The Tribe Beauty Loft Ltd (with personal guarantee)	10 Years from 27 February 2026	£14,000	Note 1: FRI Note 2: Rent review on 27.02.31 linked to RPI Note 3: Tenant option to determine on 27.02.31 with min 6 months notice Note 4: Deposit held of £3,500
Total				£48,000	

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Property Description:

Comprises two-storey retail parade of 3 ground floor shops, 1 first floor commercial premises and 1 ground/first floor retail premises, providing the following accommodation and dimensions:

No.36 Ground Floor: 35 sq m (377 sq ft)

Open plan retail, storage, wc

No.37 Ground Floor: 35 sq m (377 sq ft)

Open plan retail, storage, wc

No.38 Ground Floor: 35 sq m (377 sq ft)

Open plan retail, storage, wc

No.37A First Floor: 67 sq m (721 sq ft)

Open plan retail, storage, office, wc

No.39 Ground & First Floor: 108 sq m (1,162 sq ft)

Ground Floor: 66 sq m (710 sq ft)

Open plan retail, wc

First Floor: 42 sq m (452 sq ft)

Ancillary

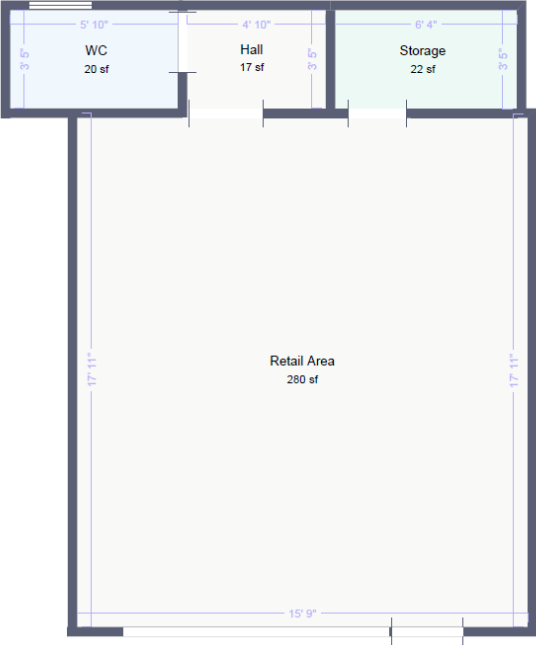
Total GIA: 280 sq m (3,014 sq ft)



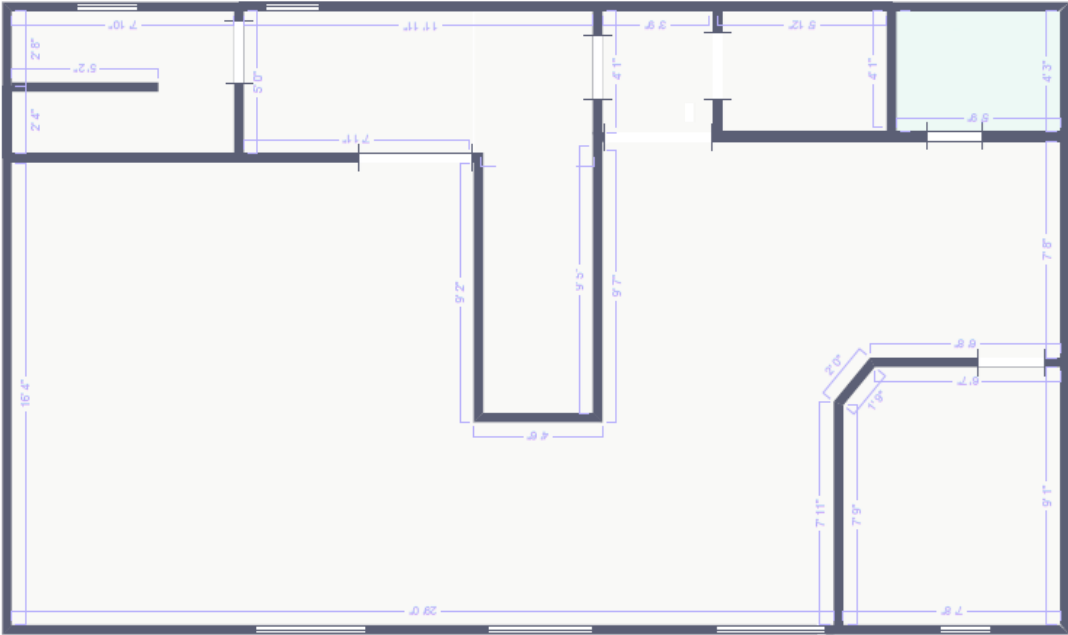
Tenant Fitting Out

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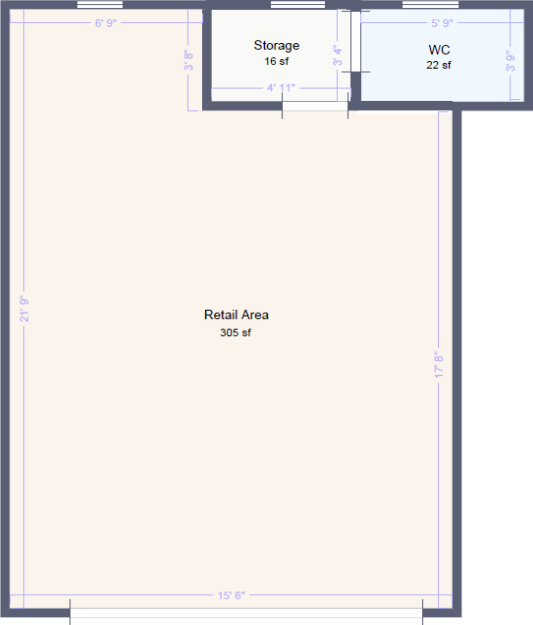
Freehold Retail Parade Investment



No.37
Ground Floor



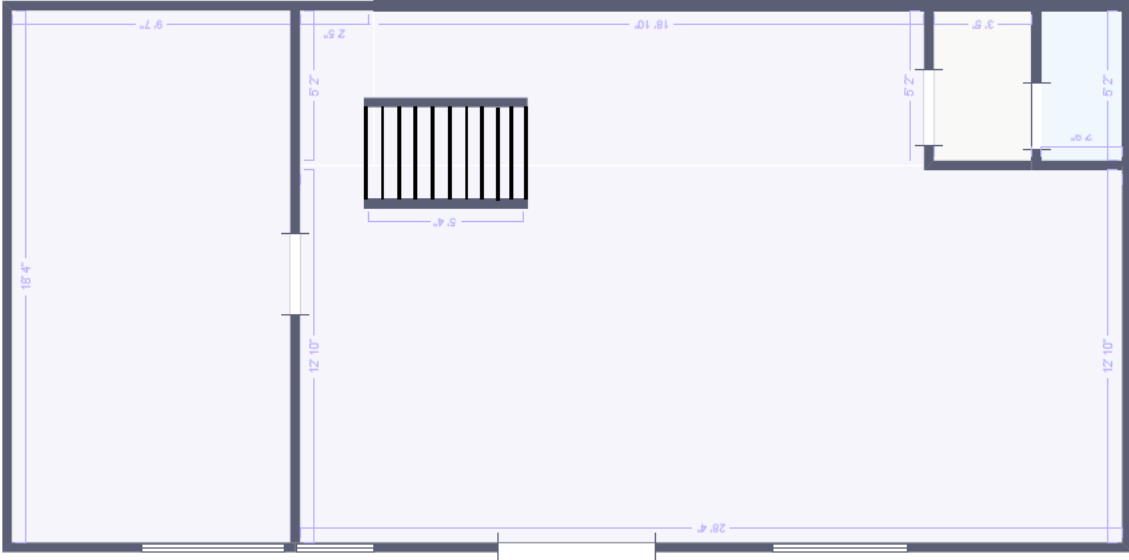
No.37A
First Floor



No.38
Ground Floor

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No.39 Ground Floor



No.39 First Floor

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Tenancy:

No. 36 is at present let to an Individual from 12th June 2024 to 30th June 2028 at a current rent of £6,000 per annum and the lease contains full repairing and insuring covenants. Tenant option to determine on 31.12.26 with min 3 months notice.

No. 37 is at present let to Crown & Glory Beauty Salon Ltd (with personal guarantee) for a term of 10 Years from 14th October 2025 at a current rent of £8,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 14.10.30 linked to RPI. Tenant option to determine on 14.10.30 with min 6 months notice. Deposit held of £3,000.

No. 37A is at present let to Western Forest Ltd (with personal guarantee) for a term of 10 Years from 3rd September 2025 at a current rent of £12,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 03.09.30 linked to RPI. Tenant option to determine on 03.09.30 with min 6 months notice. Deposit held of £3,000.

No. 38 is at present let to Individuals for a term of 10 Years from 8th September 2025 at a current rent of £8,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 08.09.30 linked to RPI. Tenant option to determine on 08.09.30 with min 6 months notice. Deposit held of £2,000.

No. 39 is at present let to The Tribe Beauty Loft Ltd (with personal guarantee) for a term of 10 Years from 27th February 2026 at a current rent of £14,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 27.02.31 linked to RPI. Tenant option to determine on 27.02.31 with min 6 months notice. Deposit held of £3,500.



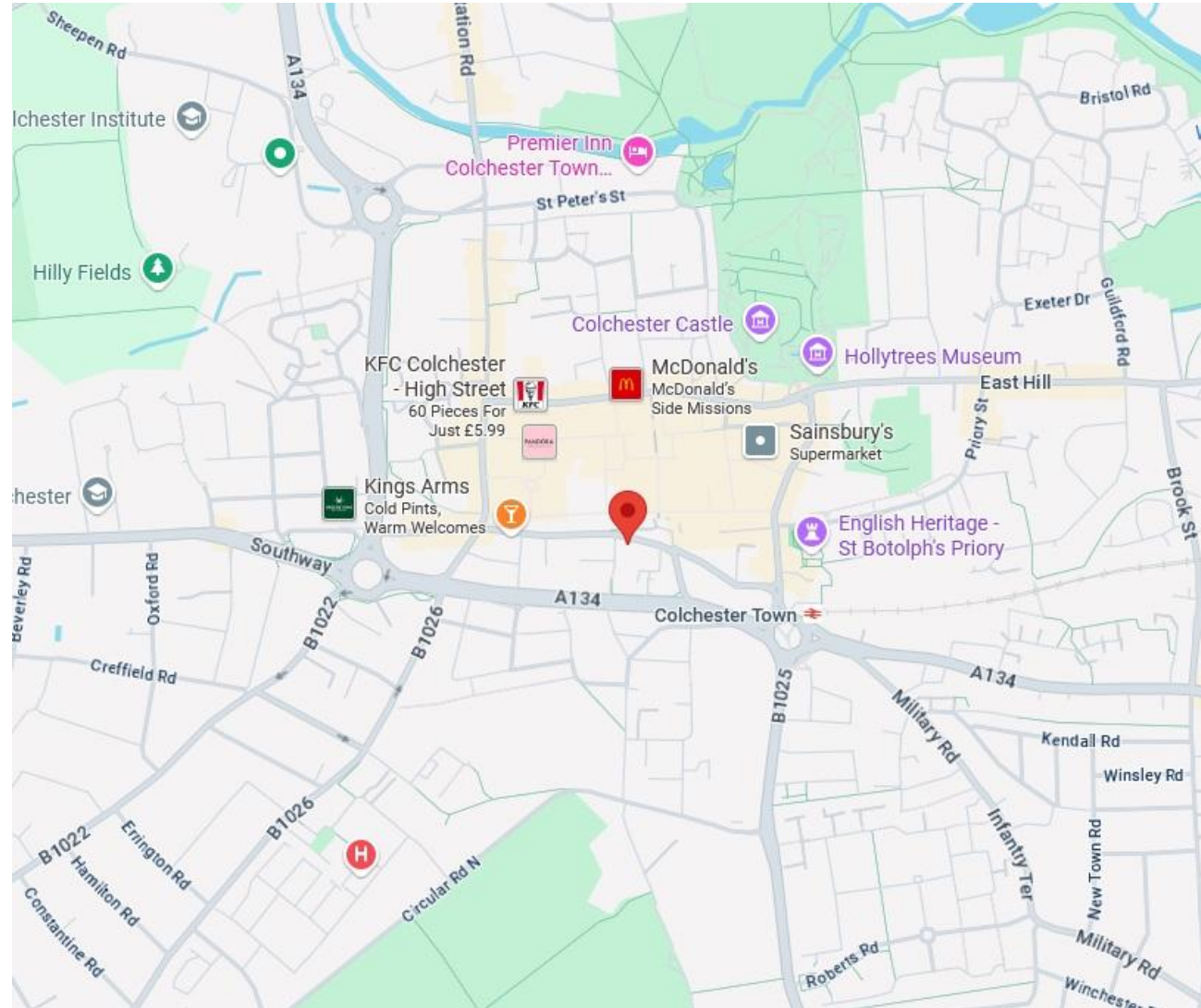
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Location:

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the Midlands via the A14 at Ipswich. The property is situated on Osborne Street, a busy arterial road near St Johns Walk Shopping Centre which houses various multiples including Iceland and Poundstretcher plus a 650 space multi storey car park. Colchester Town Train Station is within short walk. Occupiers nearby include Cake Box, Oxfam, Restaurants, Tattoo Studio and many more.



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Contacts:

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