



**AVAILABLE FOR SALE FREEHOLD (As A Whole Or In Two Lots)**

Two Prominent Commercial Sites Of Interest To Owner/Occupiers, Developers & Investors

95/97 (Lot 1) & 102 (Lot 2) Magdalen Street,  
Colchester, Essex, CO1 2LA

**LOT 1**  
**£400,000**  
plus VAT

**AVAILABLE AREA**  
**0.4 acres**  
[0.16 ha]

**LOT 2**  
**£500,000**  
plus VAT

**AVAILABLE AREA**  
**0.47 acres**  
[0.19 ha]

## IN BRIEF

- » Two Freehold Lots Totalling Approx. 0.87 acres (0.35 ha)
- » Direct Access To Magdalen Street
- » Lot 2 Sold Subject To Existing Tenancy
- » Easy Walk To Main Line Railway Station & Colchester City Centre

## LOCATION

The Sites are located on the south side of Magdalen Street, approx. half a mile east of Colchester City Centre.

Surrounding uses comprise a mix of residential and commercial properties. A Tesco Express separates the two sites, with a Ford main dealership located to the west, and residential properties located to the rear and opposite.

## DESCRIPTION

### Lot 1 - 95/97 Magdalen Street

This fenced, level site has been used for the sale of second-hand cars for almost twenty years. The site is rectangular in shape and benefits from security gates onto Magdalen street, along with a single phase power supply. The property is shown edged red on the site plan for identification purposes only. We calculate the site area to be approx. 0.4 acres.

### Lot 2—102 Magdalen Street

Formerly a building maintenance depot, the site has been operating as a hand car wash since 2011. It benefits from two access points onto Magdalen Street, and to the rear of the site the workshop buildings extend to approx. 6,700 sq ft (622 sq m). These buildings are steel-framed with concrete block walls and have a minimum eaves height of 3.1m. The property is shown edged red on the site plan for identification purposes only. We calculate the site area to be approx. 0.47 acres.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Lot 1: 0.4 acres [0.16 ha] approx.
- » Lot 2: 0.47 acres [0.19 ha] approx.



Lot 1



Lot 2



## TERMS

Unconditional offers are invited for the freehold interest in the properties.

Guide prices:

Lot 1        £400,000 plus VAT

Lot 2        £500,000 plus VAT

## VAT

Both sites are VAT elected. VAT will therefore be payable on the purchase price.

## TENANCY

Lot 2, 102 Magdalen Street, is sold with the benefit of an existing tenancy, brief details of which are as follows:-

Tenant - An Individual

Term - 5 years commenced 23.06.23

Rent - £30,000 pa from June 2026

Security - Excluded from security of tenure provisions (pt II Landlord & Tenant Act 1954)

Break Clause - Landlord or Tenant at any time giving 6 months notice

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of

Lot 1 95-97 Magdalen Street - Car Sales Site    **£37,000**

Lot 2 102 Magdalen Street - Hand Car Wash    **£35,000**

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities

## LEGAL COSTS

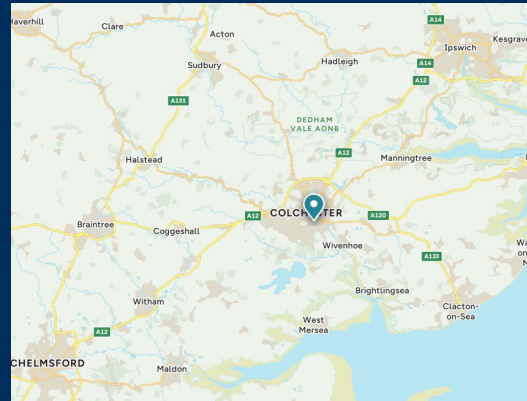
Each party will be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created 05 February 2026

