

FOR SALE

PRIME RETAIL WITH FLAT ABOVE



69 Connaught Avenue Frinton-on-Sea

OIRO £345,950

DESCRIPTION

The subject property comprises a ground floor retail unit with a self-contained flat above, providing an attractive mixed-use investment or owner-occupier opportunity. The building is terraced and of brick construction beneath a tiled roof, with UPVC double-glazed windows throughout. The shop benefits from a glazed frontage, offering excellent visibility and display onto Connaught Avenue. The property also benefits from one allocated car parking space to the rear. The property is in need of refurbishment, presenting an opportunity for purchasers to add value through improvement works.

LOCATION

Frinton-on-Sea is an established seaside town in Essex with a residential population of approximately 5,000. The town is located around 86 miles north-east of London and benefits from a strong local catchment and seasonal visitor trade. The premises are prominently situated on Connaught Avenue, the town's primary shopping street, surrounded by a mix of independent and national occupiers.

ACCOMMODATION

The ground floor shop provides the following approximate measurements:

| | | |
|----------------|-----------|------------|
| Shop Frontage: | 5.41 m | |
| Shop Depth: | 9.41 m | |
| Sales Area: | 50.91 sqm | (550 sqft) |
| Store Room: | 12.18 sqm | |
| Kitchen: | 6.14 sqm | |
| Office: | 3.94 sqm | |
| Total: | 73.17 sqm | (788 sqft) |



ACCOMMODATION

The flat above the shop provides the following approximate measurements:

Kitchen: 3.37 m x 3.53 m
Bathroom: 1.88 m x 2.47 m
Lounge: 3.99 m x 3.68 m
Bedroom 1: 3.64 m x 5.00 m
Bedroom 2: 1.94 m x 3.91 m
Bedroom 3: 2.68 m x 3.32 m
Bedroom 4: 5.37 m x 3.34 m plus bay

TERMS

The premises is offered on a freehold basis with vacant possession.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2023:

Rateable Value: £8,700
Flat Above: CT Band A

The above figures do not take into account any rates relief that may apply.

PLANNING

We understand that the property benefits from retail consent but interested parties should make their own planning enquiries.

VAT

We understand the property is not elected for VAT.

SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

EPC

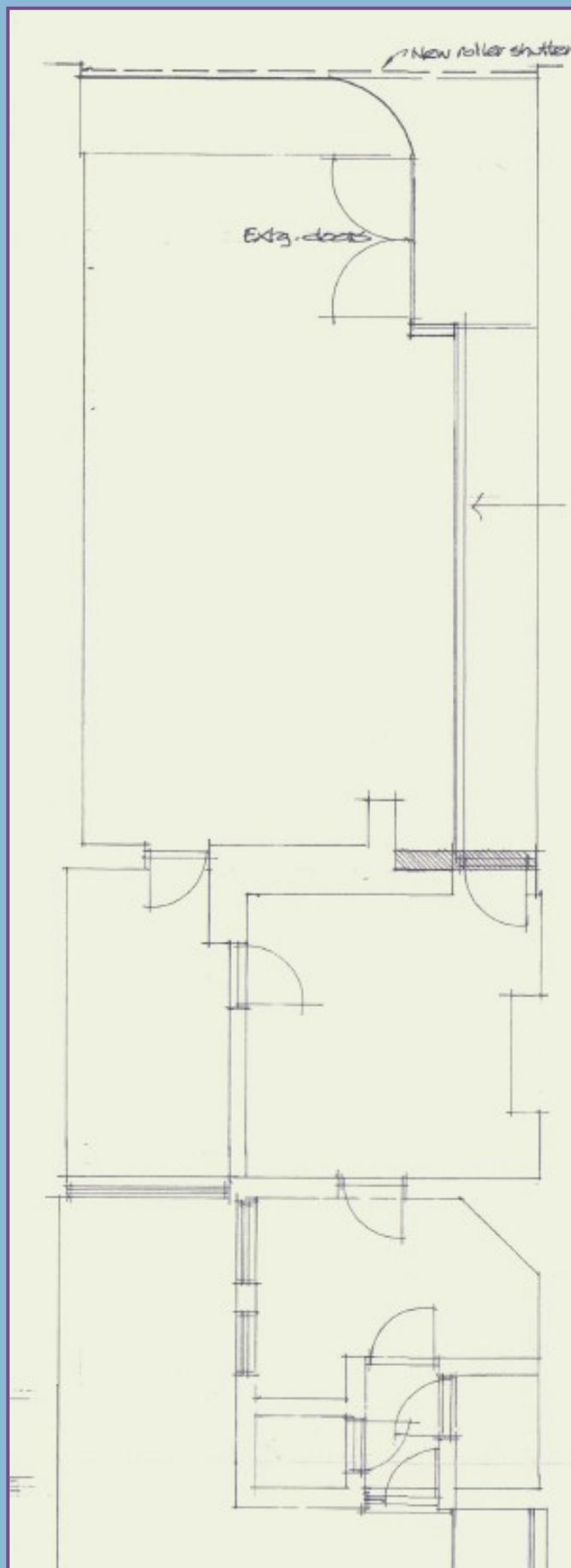
This property's energy rating is TBC.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & INFORMATION

By strict appointment only please contact ESA.



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IMPORTANT NOTICE

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