

TO LET

RETAIL WITH FLAT ABOVE

esa

69 Connaught Avenue Frinton-on-Sea CO13 9PP



DESCRIPTION

The subject property is situated in Connaught Avenue, the towns main shopping street and provides a ground floor shop with a self contained flat above. There is a single car space with the property.

The property is terraced and of brick construction under a tiled roof with UPVC double glazed windows and a floor to ceiling glazed shop window.

The property will be refurbished when Holland and Barrett vacate.

LOCATION

Frinton on Sea is an Essex seaside town with a residential population of approximately 5,000 persons.

Frinton on Sea is situated approximately 86 miles North East of London.

The premises are situated in a prime area within the towns main shopping street.

RENT

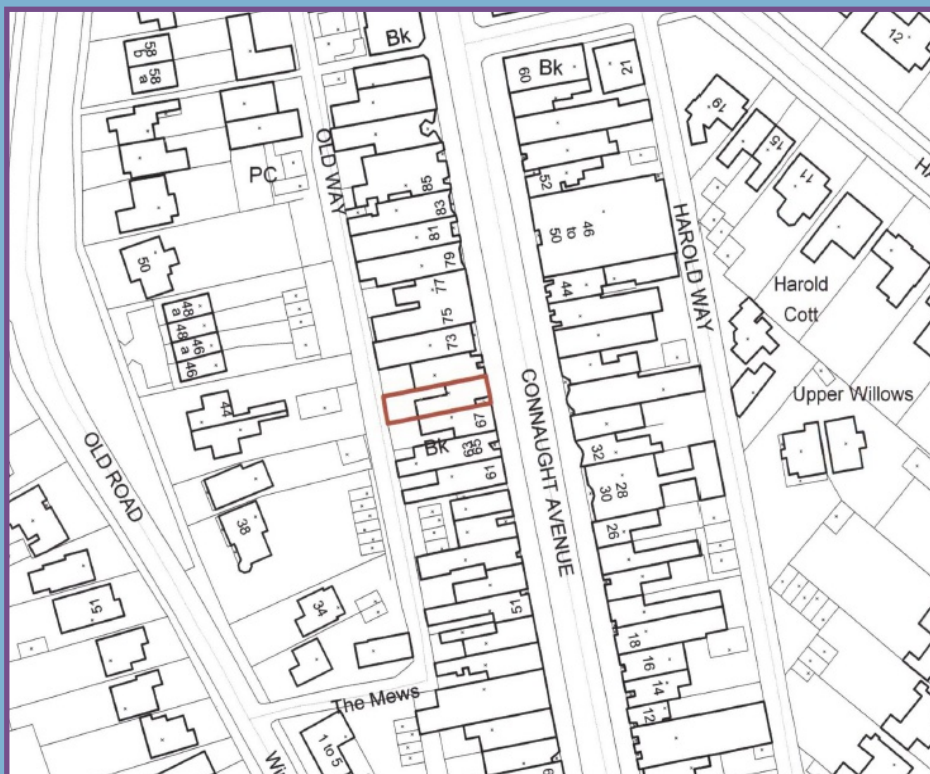
Rental offers are sought in the region of £32,000 (Thirty two thousand pounds) per annum exclusive.

ACCOMMODATION

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

FIRST FLOOR

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



RATEABLE VALUE

We understand that the property has the following rating assessment from 1st April 2024:

Rateable Value: £8,700
Flat Band A

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

PLANNING

We understand that the property benefits from a planning consent of Use E but interested parties should make their own planning enquiries.

TERMS

The premises are offered on the basis of a new full repairing and insuring lease for a minimum term of five years.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

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

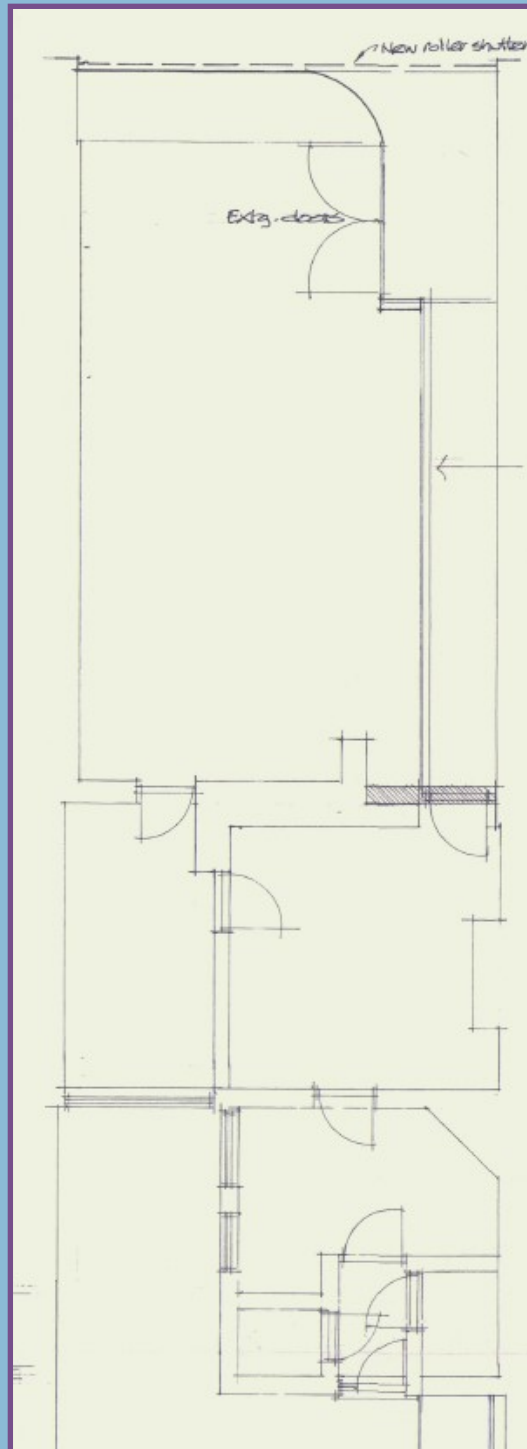
EPC

To be assessed

VIEWING & FURTHER INFORMATION

Please contact:

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