

**£25,000 per annum**

**Whybrow**

**139/141 Connaught Avenue, Frinton On Sea, Essex, CO13 9PS**



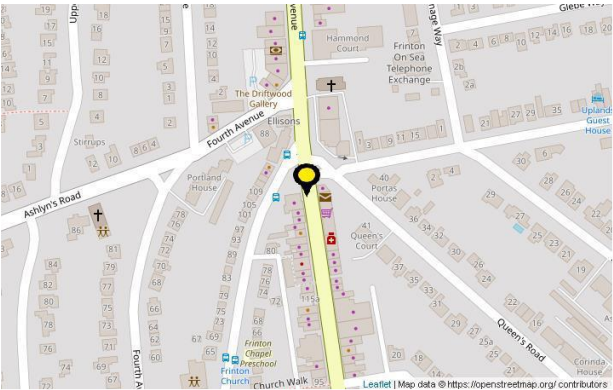
**To Let**  
**Ground Floor Lock Up Shop**  
**1,445 Sq Ft (134 Sq M)**

- Double Fronted Retail Shop
- Fully Glazed Shop Frontage
- Popular Coastal Location
- Two Car Spaces
- Suit various uses including retail, café/bar/restaurant STP



Location

The property is in the popular coastal town of Frinton on Sea, close to the famous Town Gates and 18 miles east of Colchester via the A120/A133. Situated on the busy Connaught Avenue in the heart of the town centre. The area comprises a wide array of retailers, restaurants, estate agents, banks, building societies and offices.



Description

The property comprises adjoining a ground floor lock up shop, part of single storey construction and benefits from an entrance door, fully glazed shop fronts, storage/staff, wc's and kitchen facilities. Externally, there are two demised car spaces to the front.

Asking Rent

£25,000 per annum exclusive of Business Rates, VAT if applicable, and all other outgoings.

Accommodation

The property benefits from the following Nett

- Internal Areas:
- Ground Floor
- Sales Area 1,190 Sq.Ft
- Storage 140 Sq.Ft
- Staff Room 115 Sq.Ft
- Total 1,445 Sq.Ft (134 Sq.M)**

Terms

Leasehold-A new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating upward only rent reviews.

Town Planning

The property benefits from an established Class E (Retail) use class. Interested parties are advised to contact Tendring District Council on 01255 676666.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Business Rates

The properties appear in the Valuation List with a Rateable Value of £23,000.

Energy Performance Certificate

The property has an EPC Rating of D78. A copy of the certificate is available upon request.

For viewings and further details please contact the Sole Agents



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