

01206 577667



Restaurant / Residential Investment Opportunity – For Sale

52-54 Connaught Avenue, Frinton on Sea, Essex, CO13 9PR



Property Details

- Located In An Attractive Coastal Town
- Double Fronted Restaurant/Shop
- Two Self-Contained Residential Flats
- Rear Servicing and Parking
- Suit Various Commercial Uses
- Of Interest To Owner Occupiers, Developers, Or Investors

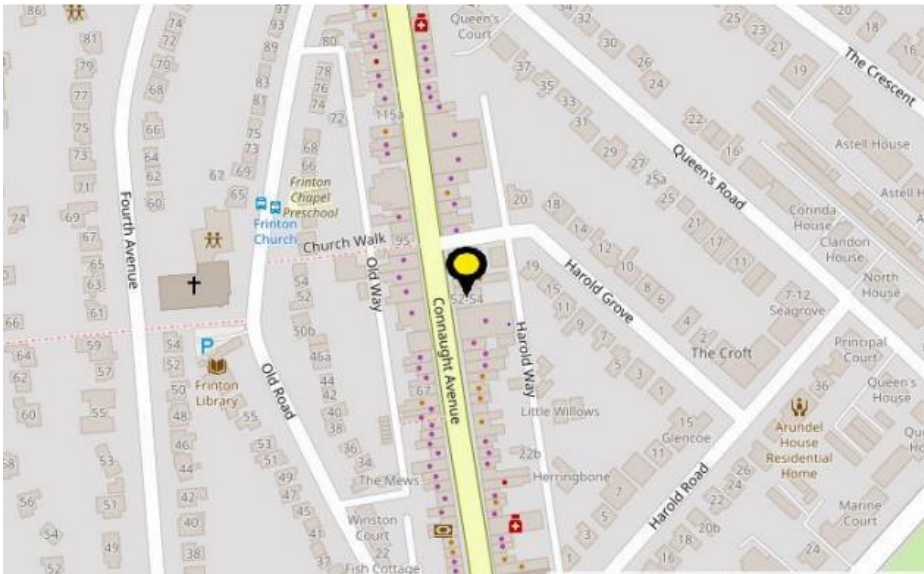


Location & Description

The property comprises a mid-terraced building on ground and two upper floors offering a double fronted shop benefiting from double glazing, two entrance doors, hardwood flooring, plastered and painted walls with various ceilings finishes, a partially fitted kitchen, and WCs.

On the first floor are two self-contained, two and three bedroom flats benefiting from double glazing and gas fired heating.

To the rear via Harold Way, there is ample parking, a detached garage/store and external staircase.



Tenure

The property is available to purchase with full vacant possession by way of a freehold sale at an asking price of £595,000 (Five Hundred and Ninety Five Thousand pounds).

VAT

The property is elected for VAT (Value Added Tax).

Legal Fees

All parties are to be solely responsible for their own legal costs incurred throughout any transaction.

Town Planning

The property benefits from an established Class E (Restaurant) use and residential uses on the upper floors.

Interested parties are advised to contact Tendring District Council on 01255 686868.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £21,750.

Energy Performance Certificate

The property has the following EPC ratings:

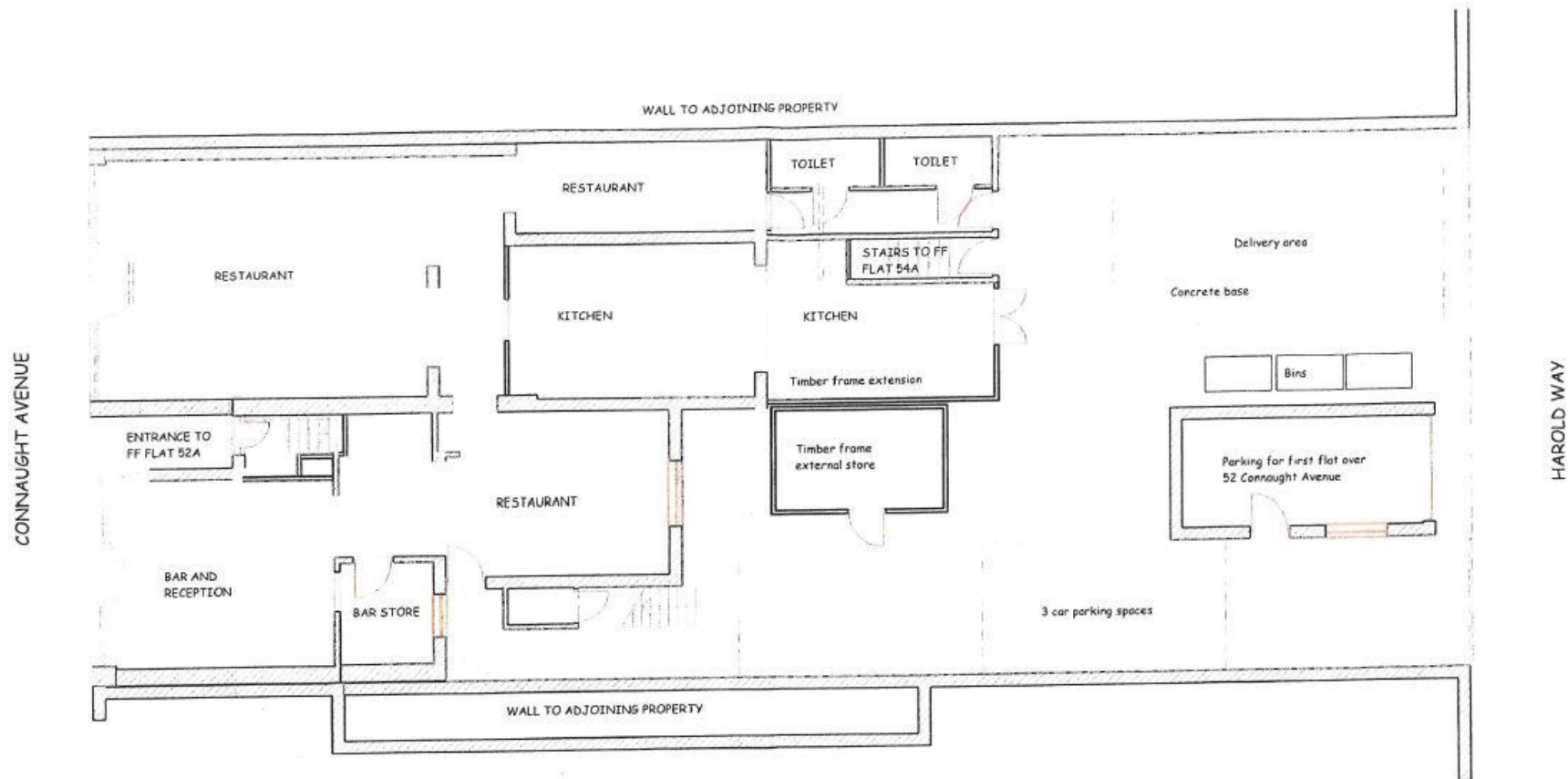
| | |
|------|---|
| Shop | B |
| 52a | D |
| 54a | E |

Accommodation

| Unit | Size / Dimensions |
|---------------------------------------|------------------------|
| 52 Connaught Avenue | |
| Ground Floor Sales Area | 115 Sq.M (1,248 Sq.Ft) |
| Kitchen | 19 Sq.M (215 Sq.Ft) |
| Store | 22 Sq.M (260 Sq.Ft) |
| 52a Connaught Avenue | |
| Kitchen | 2.97 x 3.7 |
| Bathroom | 2.115 x 1.935 |
| Bedroom One | 3.8 x 2.88 |
| Lounge | 3.35 x 4.254 |
| Bedroom Two (2 nd Floor) | 2.347 x 3.32 |
| Bedroom Three (2 nd Floor) | 3.5 x 3.4 |
| 54a Connaught Avenue | |
| Lounge | 3.4 x 5.58 |
| Bedroom One | 3.4 x 5.58 |
| Bedroom Two | 3.48 x 3.58 |
| Kitchen | 4.53 x 3.19 |

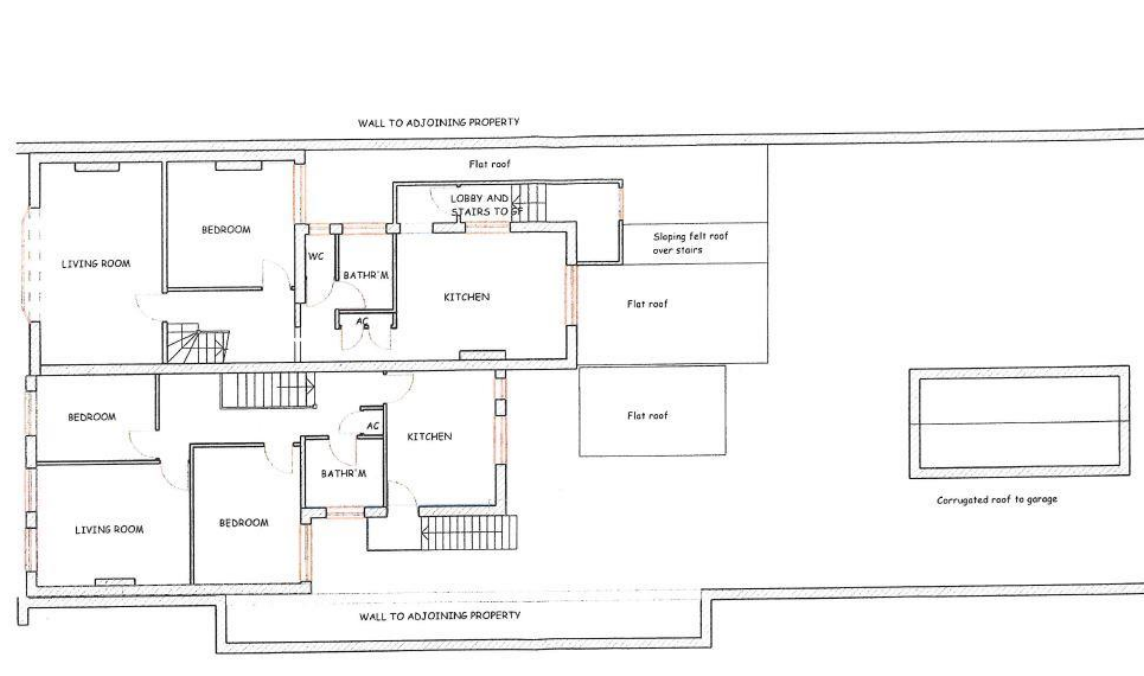
Floorplans

Ground Floor



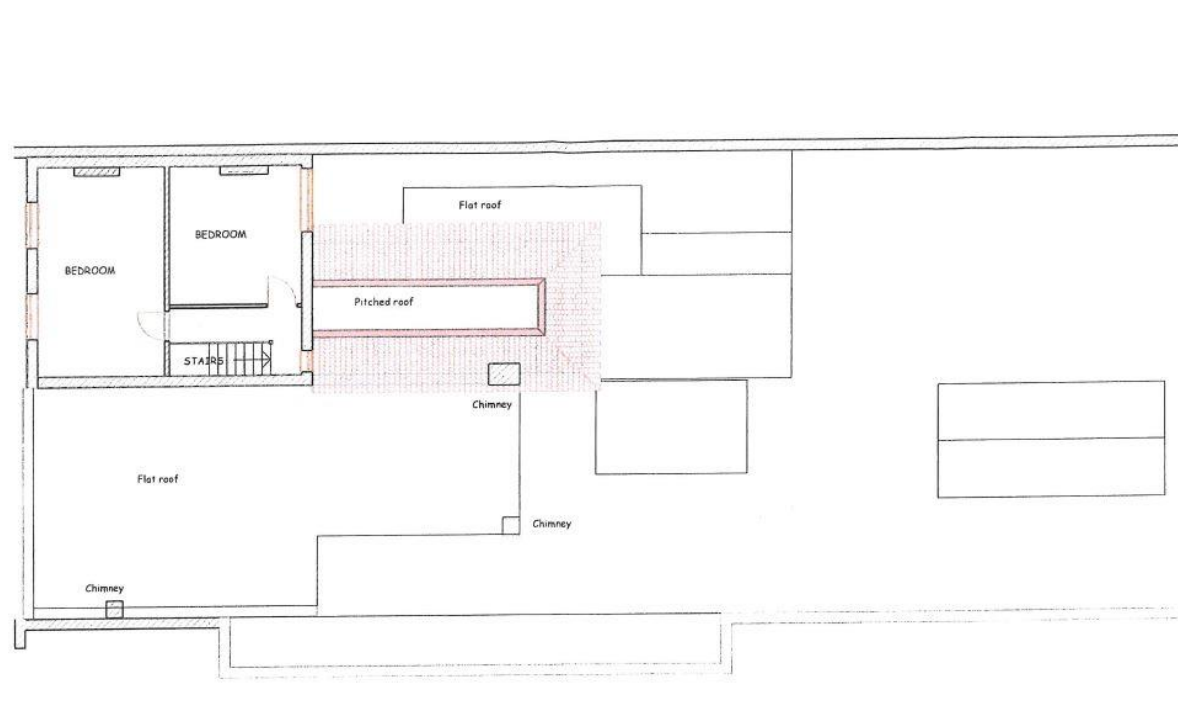
Floorplans

First Floor



Floorplans

Second Floor



Method of Sale

The investment is offered with offers being invited in the region of £595,000 (Five Hundred and Ninety Five Thousand pounds) with full vacant possession.

Viewings

Viewings are available strictly by prior appointment with the joint-sole agents, Whybrow. Please contact Ewan Dodds, Charntelle Goodyear or Will Moss to arrange a viewing or for further information:



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