

01206 577667

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Shop For Sale

 **Whybrow**



117 Connaught Avenue, Frinton on Sea, Essex, CO13 9PS

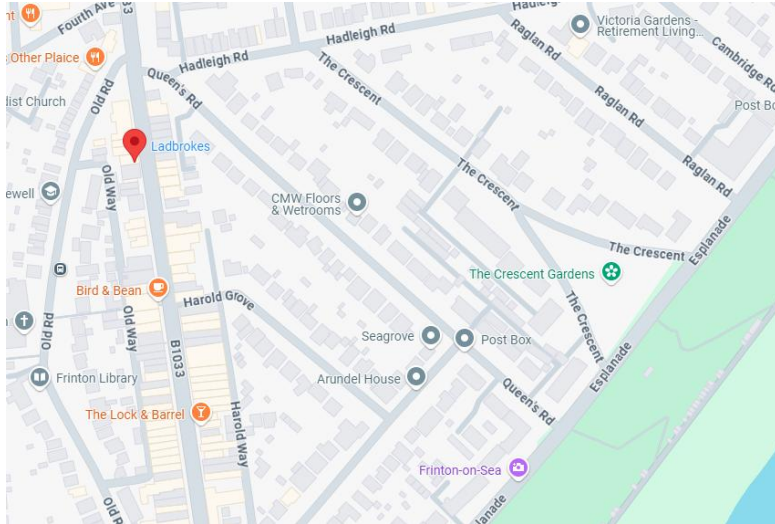
£157,500 Freehold

770 Sq. Ft (71.55 Sq. M)

- Double Fronted Shop
- Previous Bookmakers Use
- Popular Coastal Town
- Would Suit Several Uses STTP
- FOR SALE FREEHOLD

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.



Asking Terms

Freehold - Offers in the region of £157,500 are invited.

Town Planning

The property benefits from an established Sui Generis use and is considered suitable for a range of commercial uses. 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 property appears in the Valuation List with a Rateable Value of £12,250.

Energy Performance Certificate

The property requires re-assessment.

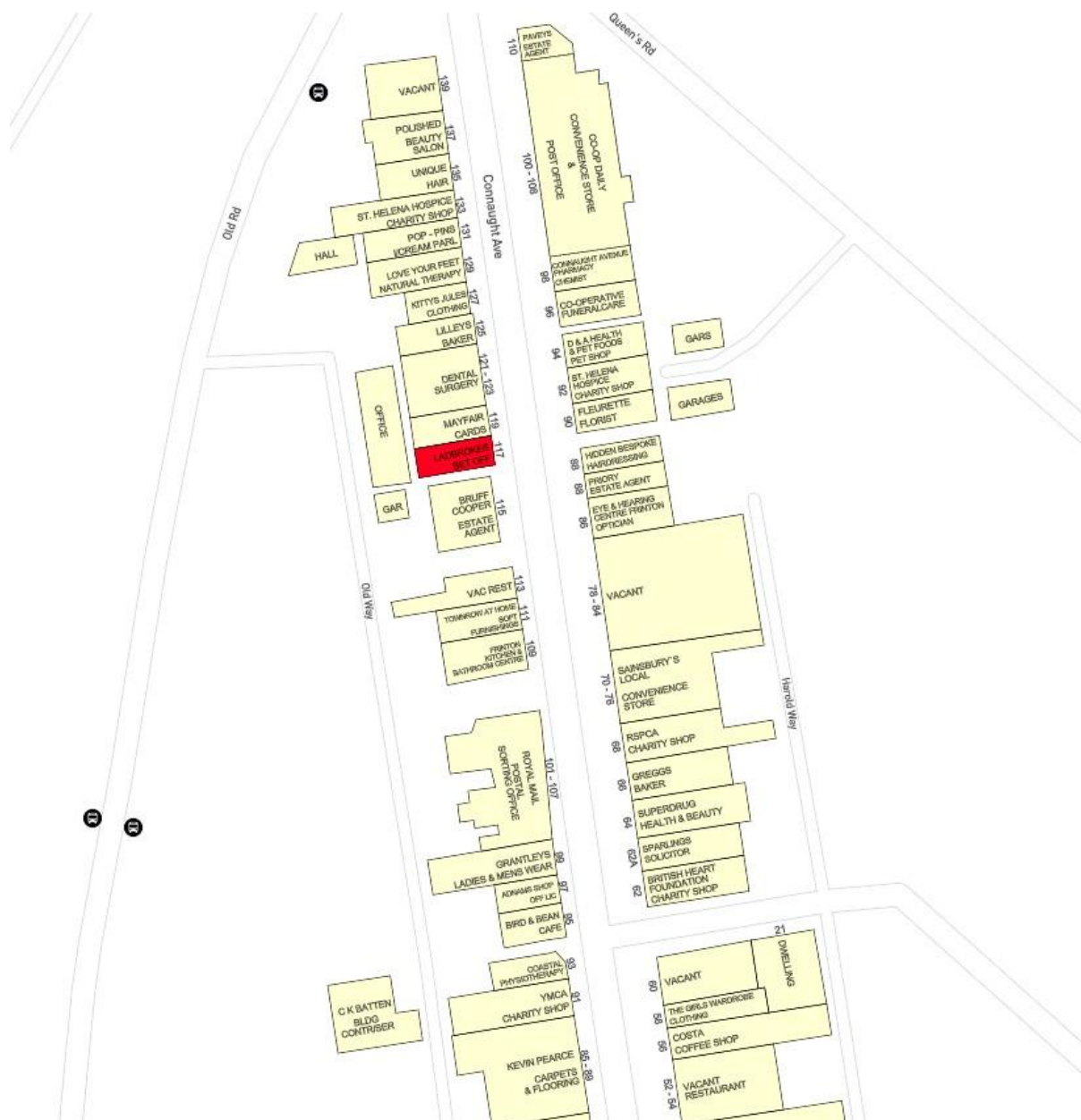
Description

The property comprises an end terraced, single storey building with a fully glazed frontage and rear servicing access via Old Way. To the rear of the property is a staff utility area with small kitchen, storage and WC facilities. Additionally, the property benefits from an accessible WC in the retail area. Externally, there is Roadside parking on the main road and servicing to the rear.

Accommodation

The property has a ground floor sales area of 770sq.ft (71.55sq.m).





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