

01206 577667

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 **Whybrow**

Ground Floor Office - To Let



147 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH

Asking Rent: **£12,200 per annum**

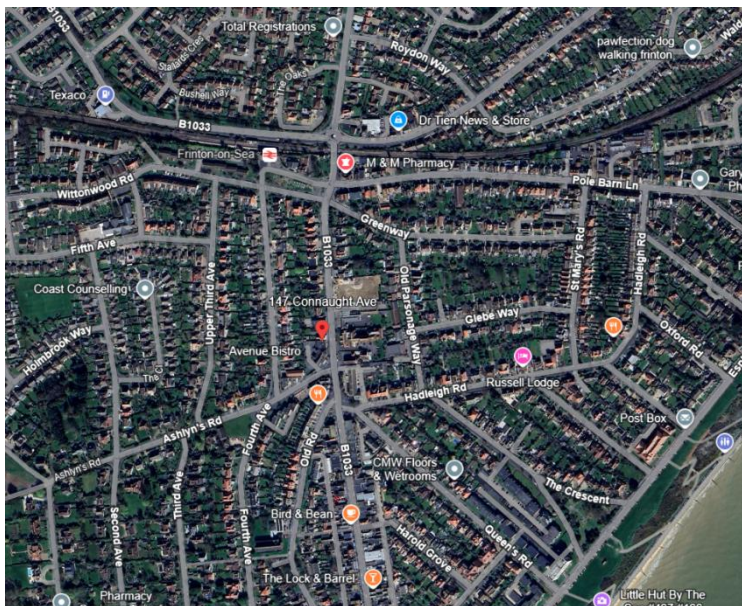
1,117 Sq. Ft (103.76 Sq. M)

- Close to Railway Station
- Fully Glazed Shop Frontage
- Popular Coastal Location
- Two Car Spaces
- Office Use

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 ground floor retail accommodation which currently comprises two self contained parts each with a Kitchenette / wc facilities. Two allocated car parking spaces to the back.

The shop benefits from fully glazed shop front with gas central heating with two car spaces .

Accommodation

The property benefits from the following Nett Internal Area.

Total 1,117 Sq. Ft (103.76 Sq. M)

Asking Rent

£12,200 per annum exclusive of Business Rates, VAT if applicable, and all other outgoings.

Terms

The premises are available by way of an assignment of the existing 7-year lease expiring on 31st May 2028.

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.

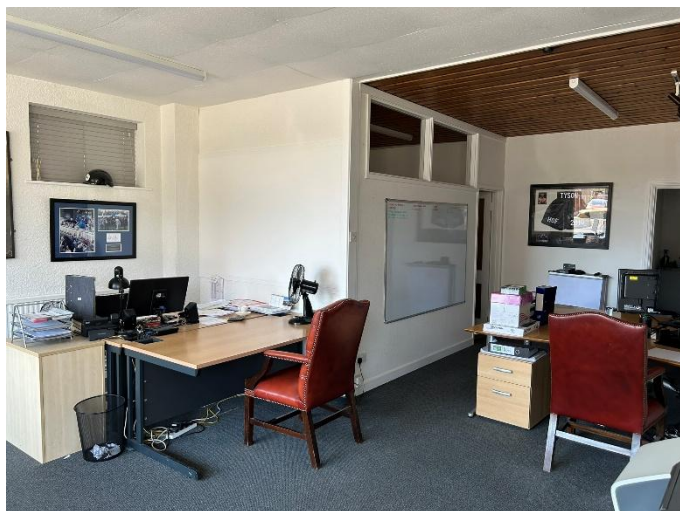
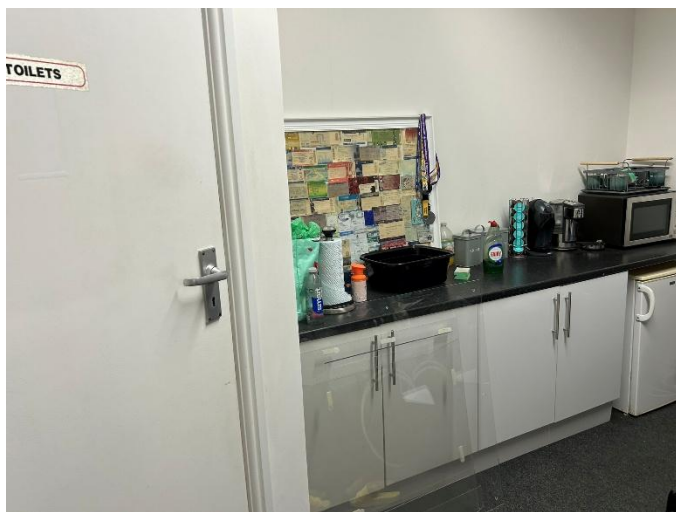
Business Rates

The properties appear in the Valuation List with a Rateable Value of £11,500.

Energy Performance Certificate

The property has an EPC Rating of C71. A copy of the certificate is available upon request.





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