

152-152a Connaught Avenue, Frinton on Sea, Essex, CO13 9NE



Investment - For Sale

- Guide: £525,000
- Prominent corner plot position
- Extensive ground floor retail unit currently producing £12,000 per annum
- Large self contained 4 bedroom apartment with rear garden
- Further development potential stp
- EPC Rating: D-96

Let retail unit
with
vacant 4 bed
apartment,
garages and
garden

The EG Deals
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Details

Location

Located on the east coast of Essex, Frinton lies approximately 14 miles east of Colchester and 18 miles south of Ipswich. Frinton is an attractive seaside resort serving an affluent primary catchment of some 18,845.

The property is located prominently adjoining Frinton's famous 'gates' and a short walk from all local amenities including shops, seafront, bus and rail services.

Connaught Avenue is close by and provides a good mix of national, regional and local occupiers. Nearby neighbours include Moving Places Estate Agents, PG Oxley Funerals, Simon Kleyn Optometrists and a number of other local retailers, restaurants and professional services.

Description

The premises comprise an attractive art-deco two storey brick built property with parking and a large garden to the rear.

The retail accommodation is configured to provide a sales area to the front with ancillary accommodation including kitchen, WC facilities and store/staff room to the rear. The shop benefits from a prominent full width curved shop front with a copper frame, surface mounted fluorescent lighting and a vinyl floor covering.

The flat comprises a kitchen, 2 bathrooms, 4 bedrooms, utility room and a spacious lounge. Access is through a separate ground floor entrance to the side of the property.

Indicative floor plans are provided on the rear of these particulars.

Business Rates

We understand from enquiries with the Local Rating Authority that the commercial element of the premises are assessed as follows:

Rateable value	£15,250
Approx. Rates payable (2018/19)	£7,442 pa
Flat council tax band	C

Accommodation

Retail unit NIA	101.4 sq m (1,091 sq ft)
Total site area	0.22 acres

Tenancy

The ground floor retail unit is let to Charles Timbs Hair & Beauty Ltd, supported by a directors guarantee, by way of a full repairing lease for a term of 10 years from the 28th July 2017 at a current rental of £12,000 per annum exclusive (the rental is paid monthly in advance), subject to review every 2 years with the next on the 28th July 2019.

The lease provides for the tenant to keep the interior parts of the building in good and substantial repair and to keep the external fascia, glass and signage in good condition.

The landlord is responsible for arranging the insurance of the property, with the tenant to reimburse the cost.

A copy of this lease is available upon request.

The first floor flat is held on a 999 year long leasehold at a peppercorn rent that will be included in the sale. Further information and a copy of this lease is available upon request.

Price

Offers are invited for the freehold and long leasehold interest which is available without development overage and unencumbered save for the occupational lease for £525,000.

The property has not been elected to VAT.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

01206 216 565

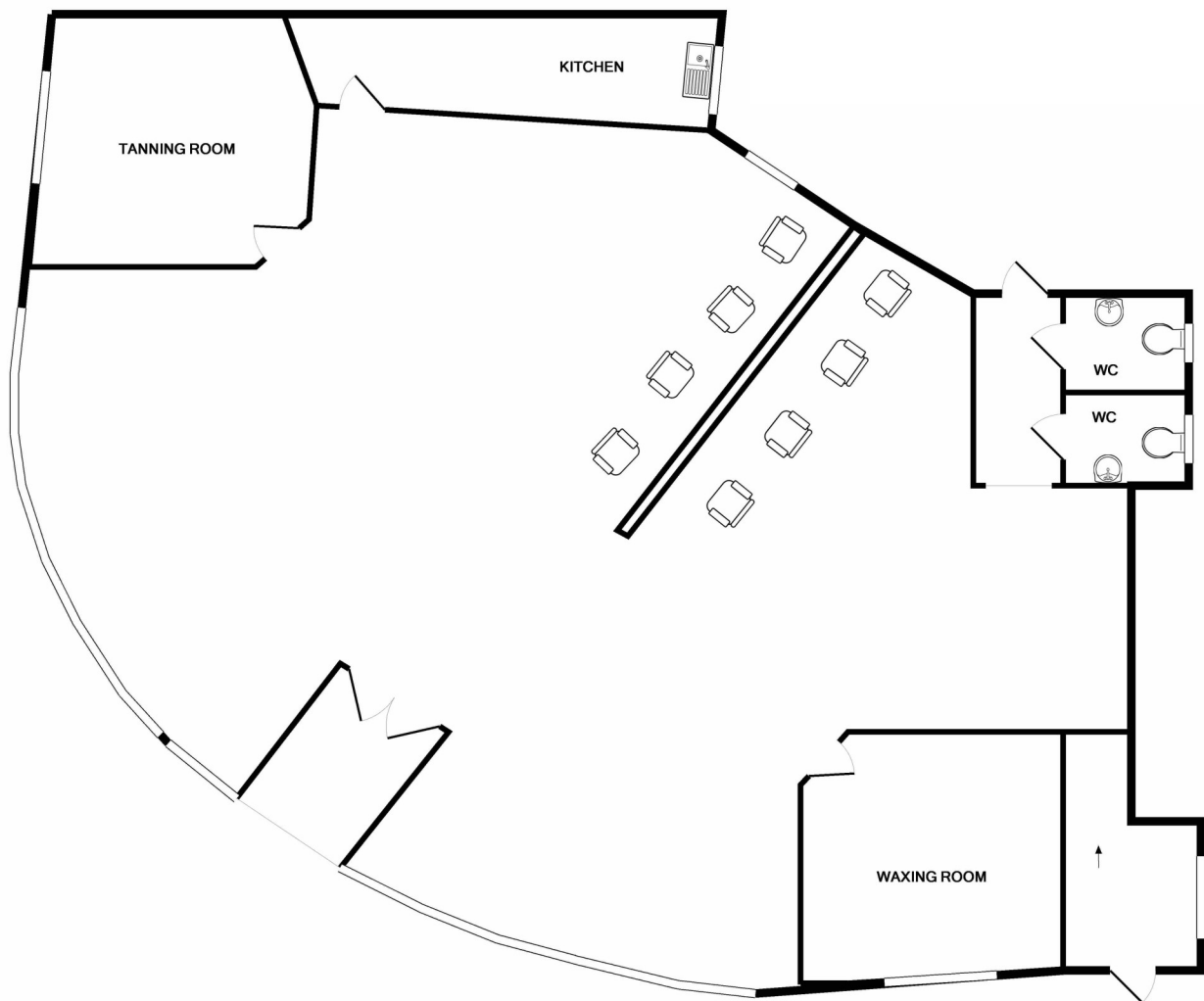
fennwright.co.uk

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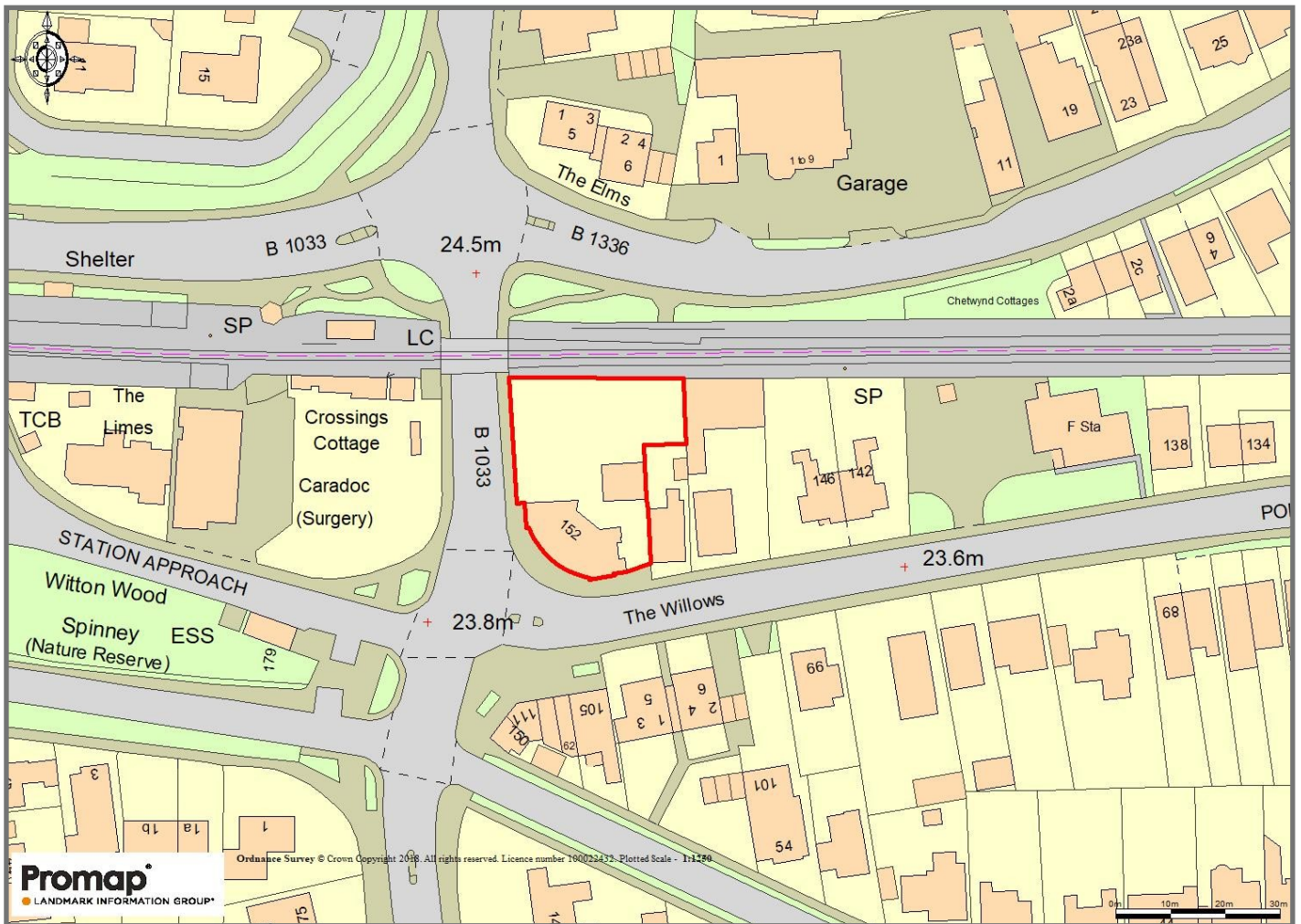


GROUND FLOOR



1ST FLOOR

NOT TO SCALE—FOR INDICATIVE PURPOSES ONLY



For further information

01206 216 565

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