

**TO LET**  
**£12,000 PAX**

**GROUND FLOOR**  
**RETAIL / 'E' CLASS**  
**SHOP**

**PRIME LOCATION**



07932 969966

**G&T's**  
*George & Theodore's Cafe*



07932 969966

**P** Mon - Sat  
9 am - 6 pm  
7 hours  
No return  
within 1 hour  
Goods vehicles and  
trucks prohibited

**Glossed**  
*the good look of beautiful*



**ep mind**

**FRINTON HOME STORE**

**21 CONNAUGHT AVENUE**  
**FRINTON-ON-SEA, CO13 9PN**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## LOCATION & SITUATION

The existing shopping provision in Frinton is concentrated in the Connaught Avenue Local Centre. This area is unique among the district's town centre shopping areas and having no sizeable out of town retail shopping area in competition. Connaught Avenue is located within the gates of Frinton on Sea just over the Esplanade and is considered the prime shopping location for Frinton on Sea.

Neighbouring occupiers include George and Theodore's Cafe, Mind Charity Shop and Nationwide Bank together with a range of various local independent stores, restaurants, estate agents and charity shops.

## DESCRIPTION

The premises comprises a self-contained ground floor retail shop extending to a Net Internal Area of approx. 609 sq. ft. and benefits from a fully glazed shop front and entrance door, WC and Staff Kitchen.

The shop is currently occupied as a beauty salon, but alternative uses are to be considered STP.

## ACCOMODATION

Retail Zone A	24m <sup>2</sup> (258 sq. ft.)	258 sq. ft. ITZA
Retail Zone B	12.5m <sup>2</sup> (135 sq. ft.)	67.5 sq. ft. ITZA
Remainder	11.7m <sup>2</sup> (126 sq. ft.)	31.5 sq. ft. ITZA
	<b>48.2m<sup>2</sup> (519 sq. ft.)</b>	<b>357 sq. ft. ITZA</b>

Kitchen	4m <sup>2</sup> (43 sq. ft.)
Store	4.4m <sup>2</sup> (47 sq. ft.)

## SERVICES

Mains water, drainage and electricity are connected, and gas is available along Connaught Avenue.

## RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £8,300. Occupiers may be able to benefit from full small business rate relief, as the Rateable Value is less than £12,000. Interested parties are advised to make their own enquiries with the Tendring Council Rates Department.

## TERMS

The property is available To Let by way of a new Lease for a term of years to be agreed, incorporating periodic upward only rent reviews, at an asking rent of £12,000 per annum exclusive. All rents quoted are exclusive of VAT which may be applicable.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Max Copeland

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.