

**TO LET**  
**£5,168 PAX**

**FIRST FLOOR  
SERVICED OFFICE  
WITH  
ONSITE PARKING**

**SUITE 2**  
**145 CONNAUGHT AVENUE, FRINTON ON SEA**  
**CO13 9AH**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

## LOCATION

145 Connaught Avenue is located on the busy, popular and desirable Connaught Avenue. The property benefits from being in Frinton on Sea's prime shopping area, with an abundance of shops along the road including the Co Operative, Post Office, Sainsbury's, Costa Coffee and together with a range of various local independent stores, which lead directly to the prominent seafront Esplanade via Connaught Avenue.

## DESCRIPTION

145 Connaught Avenue is a multi-let building with a shared access. Suite 2 is located on the first floor and benefits from carpets, radiator heating, Air-Conditioning, fluorescent lighting and has access to a shared kitchenette and W/C facilities.

Allocated parking is available onsite.

## ACCOMMODATION

NIA – approx. 304 sq. ft.

## TERMS

£5,168 per annum exclusive.

Available to Let by way of new Internal Repairing and Insuring Lease. Further terms to be agreed.

## SERVICE CHARGE

A service charge is levied based on a fair proportion of the service costs.

## RATEABLE VALUE

The office is yet to be rated individually but we would expect the rateable value to be below the £10,000 threshold. Therefore, an ingoing tenant may be able to achieve full business rate relief. Occupiers should make their own enquires with Tendring District Council Rates Department.

## LEGAL COSTS

Each party is to be responsible for their own legal fees in relation to any transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify prospective tenant's identity, residence and source of funds prior to instructing solicitors.



## 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.