

20, Connaught Avenue,  
Frinton-on-Sea,  
Essex CO13 9PW.

Large lock-up retail unit in Frinton-on-Sea.



- Lock-up retail unit, with rear loading.
- Prominently located in Frinton's main shopping street.
- Retail area 1,103 sq. ft. (102.5 sq. m).
- Rear loading and car parking space.
- Commencing rent £17,500 p.a.x.

**TO BE LET**

---

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

## Location

The property is situated within the established and popular Connaught Avenue, the main shopping street in Frinton-on-Sea. The street has a mix of multiple retailers and local independent traders, as well as Banks and restaurants.

## Description

The ground floor of a brick and tiled property. There is an aluminium-framed, double-glazed shopfront with double doors leading to the main retail area. Previously occupied as a funeral directors, this is currently partitioned into a series of rooms with carpeting and suspended ceilings. Towards the rear is a kitchenette and (disabled) toilet and a large storage room with loading access/parking space from a rear service road, Harold Way.

## Accommodation

Shop width 17/3 narrowing to 11/2.

Shop Depth 81/10.

**NET RETAIL AREA 1,103 SQ. FT (102.5 SQ. M)**

Kitchenette

W C

## Tenure

The property is to be let under a new full repairing and insuring lease (by way of a service charge) for a term to be agreed, incorporating regular landlords' upward-only rent reviews. The commencing rent is to be £17,500 a year, exclusive of VAT, rates and all outgoings.

## EPC

We understand that the property is currently assessed jointly with 18, Connaught Avenue, at C - 54, on a certificate valid until November 2023.

## Rateable Value

The property appears in the 2017 Rating List as Funeral Parlour and Premises with a rateable value of £13,750.

## Further information

For further information on this property, or to arrange a viewing, please contact the sole agent, Jon Ablewhite (jon@mrallp.co.uk) on (01206) 505707.

---

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708