



70 - 72 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9PT

## For Sale / To Let

Well Located Ground Floor Retail Premises

79.22 sq m (852.7 sq ft) Retail Area

- Close to Barclays Bank
- Generous Retail Sales Area
- Well Positioned Along Connaught Avenue
- Car Parking to Rear

## Location

Frinton is an attractive seaside resort located on the east coast of Essex approximately 14 miles east of Colchester and 18 miles south of Ipswich.

## Description

The property comprises a self contained ground floor retail unit. The property is in need of refurbishment internally and is currently subdivided by a stud partition wall although the premises is on the market on the assumption that this can be removed to restore the premises to one unit.

There is rear access/good delivery access.

## Accommodation

The ground floor sales area extends to 852.7 sq.ft. (79.22 sq.m.) with a small store and W.C. located to the rear. The shop front is approximately 6.52 metres wide.

## Terms

The property is available freehold at an asking price in excess of **£250,000** or alternatively is available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of **£19,000 per annum**. Rent incentives may be available to allow for refurbishment and repair of the premises.

## VAT

The VAT will be chargeable on the purchase price/rent at the prevailing rate.

## Rateable Value

The property currently listed in the 2010 Rating List as two separate units with Rateable Values of £5,800 and £9,700 for 70 and 72 Connaught Avenue respectively. This would give rise to a current liability of £2,656 and £4,442 respectively, applicants should confirm this with the Local Authority, and would need reassessing when the property is returned to a single unit.

## Viewing

Strictly by prior appointment with the Sole Agents:

**Fenn Wright, 1 Tollgate East, Stanway, Colchester, Essex CO3 8RS**

**Owen Godbold T: 01206 216567 F: 01206 216540 E: [ogg@fennwright.co.uk](mailto:ogg@fennwright.co.uk)**

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# Energy Performance Certificate

## Non-Domestic Building



70-72 Connaught Avenue  
FRINTON-ON-SEA  
CO13 9PT

**Certificate Reference Number:**  
0070-0732-8219-4292-7092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **84** This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 86  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 130.28

### Benchmarks

Buildings similar to this one could have ratings as follows:

**28** If newly built

**74** If typical of the existing stock