

RAPLEYS

TO LET Motor Dealership

rapleys.com
0370 777 6292

132 Connaught Avenue, Frinton-on-Sea,
Essex CO13 9AD

CONTACT **Daniel Cook**
07795 660259 | daniel.cook@rapleys.com



Prominent, full dealership facility

High Street location

Generous parking provision

1,081.67 sq m (11,643 sq ft) on
0.277 hectare (0.68 acre)

Suitable for a variety of uses,
subject to planning

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Location

The property is located at the northern end of the B1033 Connaught Avenue, the main shopping street in the seaside town of Frinton-on-Sea. Together with the adjoining town of Walton-on-the-Naze, Frinton-on-Sea has a population of approximately 12,000. Clacton-on-Sea lies 5 miles to the south-west.

The B1033 leads 6 miles west to the A133 and subsequently to the A120 and Colchester, which lies 18 miles west.

The surrounding area is generally residential to the north but with a high density of retail occupiers to the south including **Co-Op** and **Sainsbury's** convenience stores, **Boots**, **Holland & Barrett** and **Peacocks**.

Description

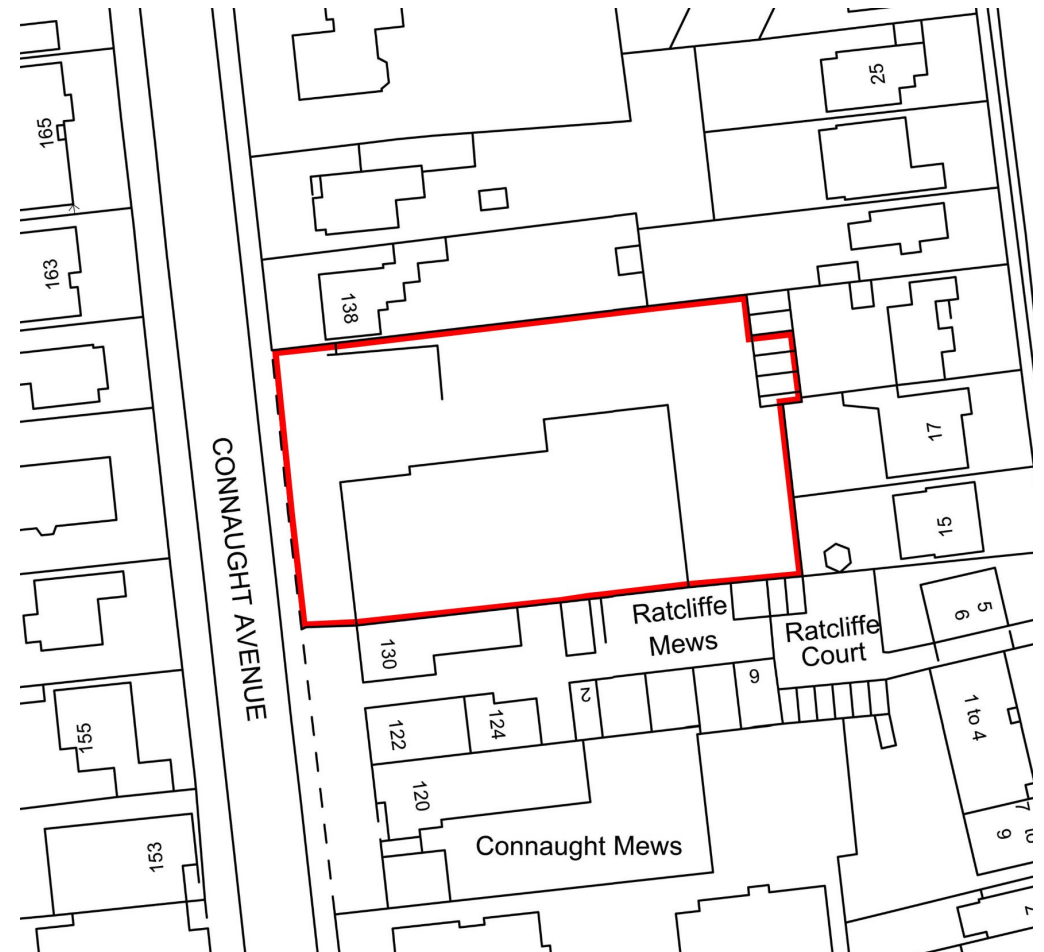
The premises comprises of a compact but full dealership facility with extensive parking and display provision.

At the front of the property is a 6 car showroom fitted to a good standard with a tiled floor, suspended ceiling with recessed lighting and heating vents. Offices, ancillary and parts storage accommodation lie to the rear.

A staircase at the side leads up to a small office/staff ancillary area.

At the rear of the property is an 8-bay workshop which is accessed via a single up and over door and has a tiled floor with halogen box lighting and translucent ceiling panels. Heating is provided by suspended warm air blowers. A separately accessed valeting bay adjoins on the northern side.

The property benefits from extensive parking and display provision as well as a line of 4 residential style garages at the rear of the site.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	222.39	2,394
Offices	37.08	399
Parts store	47.77	514
Staff room	12.96	140
Workshop	474.22	5,104
Valeting	164.70	1,773
FF offices/staff	74.53	802
FF stores	48.02	517
Total	1,081.67	11,643

	Hectare	Acre
Total Site Area	0.277	0.68

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

Our client is seeking to assign their lease which expires on 30 April 2029. There is a tenant break option on 01 May 2024 and the current rent is £62,500 per annum.

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Rating

We are advised that the property has a split assessment as follows:

132 Connaught Avenue—Car showroom and premises—the Rateable Value is £48,000

132A Connaught Avenue—Vehicle repair workshop and premises—the Rateable Value is £6,600.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street, London SW1Y 6DN. Regulated by RICS.

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