

Frinton-on-Sea 52-54 Connaught Avenue, Essex CO13 9PR

- **A Freehold Double Fronted Mid Terrace Building**
- Internally arranged to provide a Commercial Unit together with Two Self-Contained Flats Above
- Commercial Unit (Trading as a Restaurant) subject to a Commercial Lease
- Both Flats Vacant
- To be offered with Planning Permission to Alter and Extend the Upper Parts to form 6 x One Bedroom Self-Contained Flats
- Current Rent Received
**£30,000 per annum
With Two Flats Vacant**

BY ORDER OF MORTGAGEES



Tenure

Freehold.

Location

The property is located on the east side of Connaught Avenue to the south of its junction with Harold Grove. A range of local shops and facilities is available within walking distance on Connaught Avenue. The A133 and A120 are to the west and provide access to the south-east and Central London. Frinton-on-Sea Rail Station is 1km to the north.

Description

The property comprises a double fronted mid terrace building arranged over ground and two upper floors. The building is internally arranged to provide a double fronted commercial unit (currently trading as a restaurant) together with two self-contained flats above.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Tendering District Council Planning Department.

Tel: 01255 686161.

Planning permission was granted on 17th August 2015 (Application Number: 15/01033/FUL) for "alterations and extensions to form 6 x one bedroom flats to first and second floors". Once developed, the property will comprise a ground floor commercial unit with 6 x self-contained one bedroom flats on the first and second floors.

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
52-54	Ground 176.6 sq m (1,901 sq ft)	Restaurant, Kitchen, Two WCs	Commercial Lease for a term of 20 years from 21st January 2009	£48,000 p.a. The tenants are currently paying a reduced rate of £30,000 p.a.
52A	First (accessed from Ground)	Reception Room, Two Bedrooms, Bathroom, Kitchen	Vacant	–
54A	First and Second (Accessed from Ground to Rear)	Reception Room, Three Bedrooms, Kitchen, Bathroom, WC	Vacant	–

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.00 noon. – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Mathias Gentle Page Hassan LLP
(Ref: NE).
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**INVESTMENT/VACANT –
Freehold Building**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.