

The image shows the exterior of a shopping centre with a red fascia and large glass windows. The 'Paper Chain' logo is visible on the fascia. A poster for 'WRESTLING' at 'PRINCES THEATRE' is on the glass door. The text 'UNITS 10 & 11 TRIANGLE SHOPPING CENTRE FRINTON-ON-SEA CO13 0AU' is overlaid in white.

# UNITS 10 & 11 TRIANGLE SHOPPING CENTRE FRINTON-ON-SEA CO13 0AU



# 10&11 TRIANGLE SHOPPING CENTRE FRINTON-ON-SEA CO13 0AU

## KEY DETAILS

- Retail premises suitable for a variety of uses
- Part of neighbouring shopping centre, recently acquired & anchored by Tesco
- Planned improvement works include new plaza & enhanced facilities
- Dedicated customer car park
- Available on a new lease

## DESCRIPTION

The Triangle Shopping Centre is a neighbourhood centre, currently comprising around 20 shops and including a large, dedicated customer car park. The majority of the centre was recently acquired by Tesco, who recently opened their newly fitted store, and plan further improvement works including a new open plaza, upgraded facilities and car park access.

The subject unit comprises double fronted retail premises with further storage/office accommodation to an internally accessed first floor.

Retail Opportunity  
**TO LET**





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## ACCOMMODATION

The premises comprise the following approximate net internal floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground floor	168.40	1,813
First floor	146.80	1,580
<b>TOTAL</b>	<b>315.20</b>	<b>3,393</b>

NB. Please note the premises have not been internally inspected at the time of drafting these particulars and therefore the above areas are sourced from the VOA and to be verified.

## LOCATION

Situated on the east coast of Essex, Frinton-On-Sea is a popular seaside resort in the Tendring District, approximately 15 miles east of Colchester. The subject unit forms part of the Triangle Shopping Centre, adjacent to Frinton Park and around 0.5m north of Frinton railway station.





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## TERMS

Available by way of a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews and to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

## RENT

The asking rent is £28,000 pa plus VAT, exclusive of business rates, utilities and other outgoings.

## EPC

Further details available upon request. C 54.

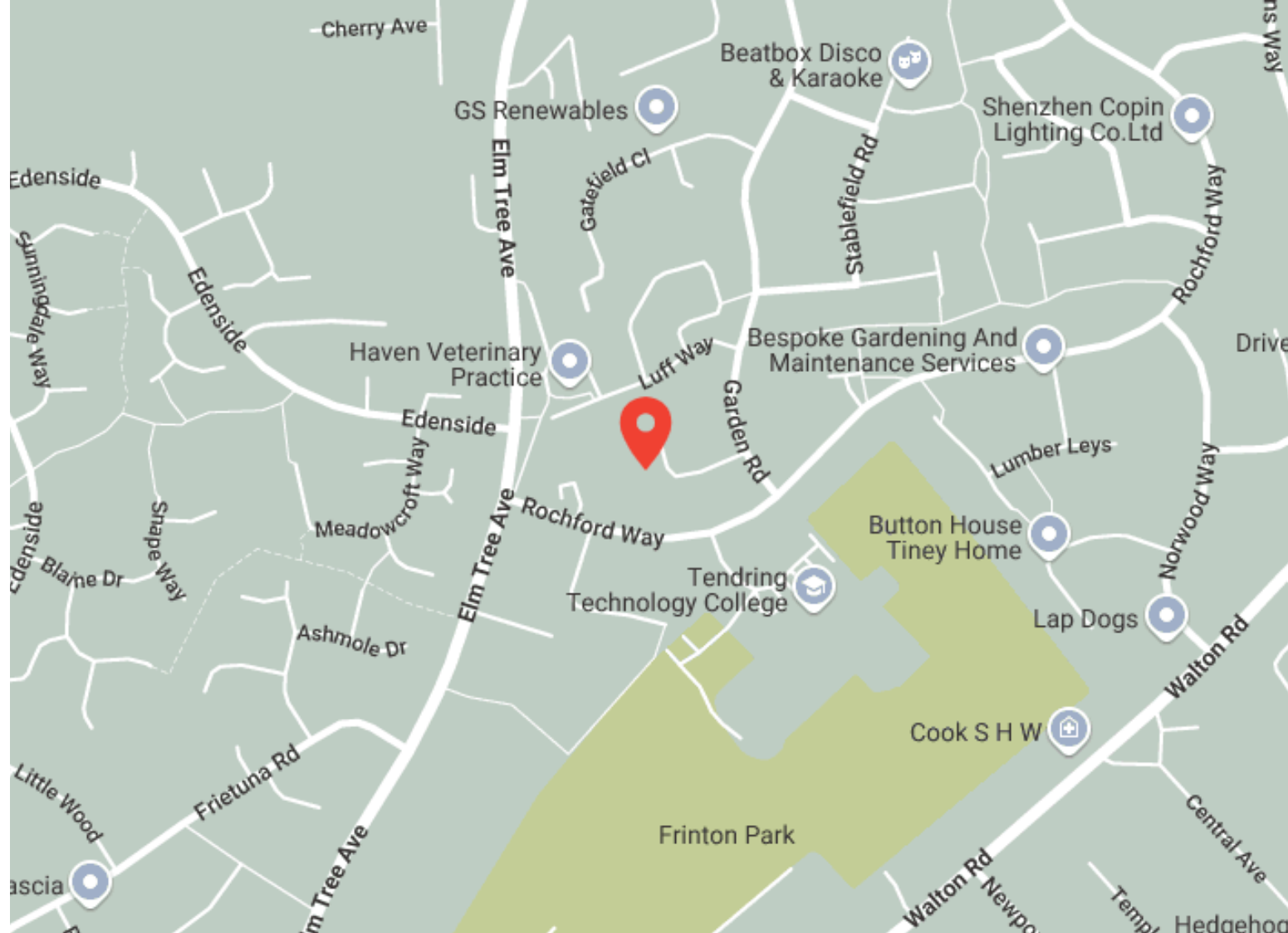
## RATES

VOA website shows an entry in the current Rating List of £24,500.

For rates payable please refer to the Local Charging Authority, Tendring District Council – 01255 686868.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



## CONTACT

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