

**HARRIS**  
**COMMERCIAL**

COMMERCIAL SURVEYORS,  
VALUERS & PROPERTY MANAGERS

No.1 Lower Brook Mews  
Lower Brook Street  
Ipswich, Suffolk IP4 1RA

Telephone: (01473) 221222  
Fax: (01473) 221002  
E-mail: [enquiries@harriscommercial.com](mailto:enquiries@harriscommercial.com)

**FRINTON ON SEA, ESSEX**

**FIRST CLASS MOTOR SALES SHOWROOM AND REPAIR WORKSHOP**

SHOWROOM 356 SQM (3,833 SQFT) APPROX  
REPAIR WORKSHOP 201 SQM (2,169 SQFT) APPROX  
STORE/MEZZANINE AREAS 60.56 SQM (651 SQFT) APPROX  
SALES FORECOURT AREAS 600 SQM (6,458 SQFT)  
PLUS STORAGE ON FIRST FLOOR



Coronation Garage, Frinton Road  
Kirby Cross , Frinton On Sea  
Essex CO13 0LB

**LOCATION:** Frinton-on-Sea is an attractive seaside resort located on the East Coast of Essex approx 14 miles east of Colchester, and 18 miles south of Ipswich

The property is located on the main Frinton Road at Kirby Cross at the corner junction with Bemberton Gardens, approximately 2 miles from the centre of Frinton On Sea.

Formerly a main dealership showrooms with ancillary offices and main workshop and storage facilities in addition to a first floor residential flat.

The complex benefits from substantial forecourt sales display areas, a prestige Showroom, fully functional Workshop with 2 x 3 ton ramps and further ramp with workbays; ancillary storage and offices, and gas fired central heating system (not tested).

The property benefits from excellent front forecourt sales facilities in addition to extensive rear parking and vehicle storage areas.

<b>ACCOMMODATION:</b>	<b>SQ M</b>	<b>(SQ FT)</b>
<small>(all areas approximate only and interested parties must rely upon their own inspection)</small>		
Sales Forecourt Areas:	600	(6,458)
Main Showroom:	356	(3,833)
Ancilliary Offices:	44	(473)
Workshop:	201	(2,169)
Stores:	30.14	(325)
Mezzanine:	30.42	(327)
<u>First Floor Storage:</u>		
4 rooms+ Separate WC	50.09	(540)

EXTERIOR: The rear Workshop has access from Bemberton Gardens with full height and width roller shutter door.

There is a further side vehicular access to a fully concreted REAR YARD with parking for up to a further 25 vehicles.

RATES: Rateable Value £56,000.00

TERMS: The entire property is available on a new full repairing and insuring lease for a term of 10 years incorporating a single rent review and mutual break option at the 5<sup>th</sup> year of the term.

RENTAL: £65,000.00 per annum exclusive.

EPC: An Energy Performance Certificate is available upon request.

LEGAL COSTS: Ingoing tenant to be responsible for both parties' legal costs.

VIEWING: Strictly by prior appointment with sole agents:

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SUBJECT TO CONTRACT