

UNIT 6 TRIANGLE SHOPPING CENTRE FRINTON-ON-SEA CO13 0AU

bf
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PROMINENT SHOP / COMMERCIAL UNIT DIRECTLY OPPOSITE TESCO
APPROXIMATELY 842 SQ FT (78.2 SQ M) NIA
WITH SHARED USE OF LARGE CUSTOMER CAR PARK

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KEY DETAILS

- Prominent position directly opposite the newly fitted Tesco store
- Tesco-anchored neighbourhood shopping centre
- Recently completed improvement programme including new open plaza, upgraded public realm and improved access/visibility from the main customer car park
- Suitable for a variety of retail, food & beverage, service and other commercial uses, subject to the necessary consents
- Other occupiers include Iceland, Day Lewis Pharmacy, a newly fitted Subway and Frinton Community Centre.
- Large dedicated customer car park
- Available on a new lease

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.

Retail Opportunity
TO LET



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DESCRIPTION

The Triangle Shopping Centre is an established neighbourhood shopping centre comprising around 16 shops together with a large dedicated customer car park.

Tesco recently acquired the majority of the centre and opened a newly fitted supermarket. A programme of improvement works has now been largely completed, including a new open plaza, upgraded public realm and improved access and visibility from the main car park, with further cosmetic improvements planned.

Unit 6 occupies a particularly prominent position within the centre, immediately opposite the entrance to the newly fitted Tesco store. The premises comprise a well presented, ground floor shop unit with a broadly rectangular sales area together with WC and ancillary facilities to the rear

ACCOMMODATION

The premises comprise the following approximate net internal floor area:

Floor	Size Sq.m	Size Sq.ft
Ground Floor	78.20	842



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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 £17,500 pa plus VAT, exclusive of business rates, utilities and other outgoings.

EPC

The EPC is currently being reassessed.

SERVICE CHARGE

A service charge is payable towards the maintenance and management of the common parts. The current budget for the year ending 30 Sept '27 is £1,920.81 plus VAT.

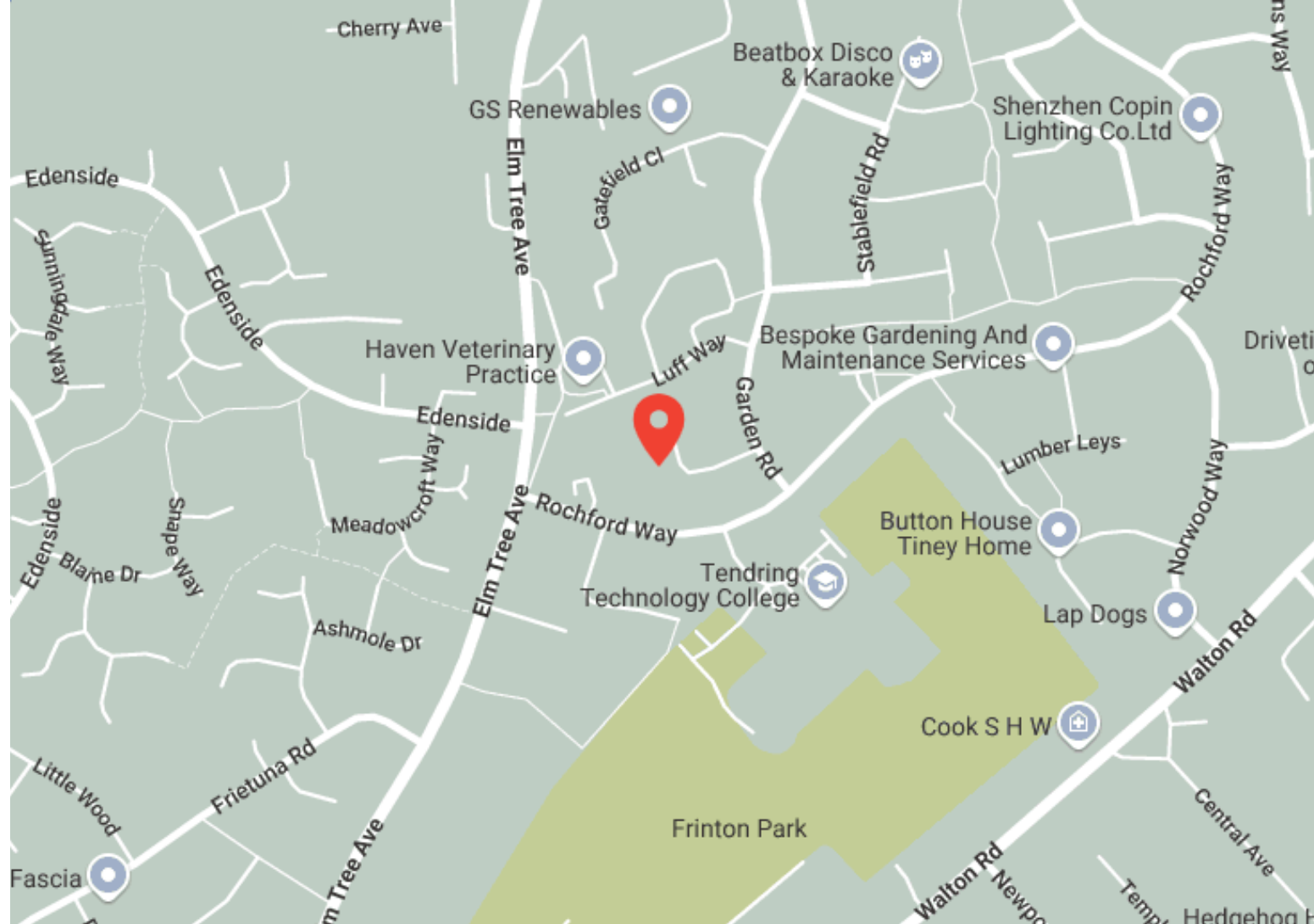
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £9,000.

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.



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