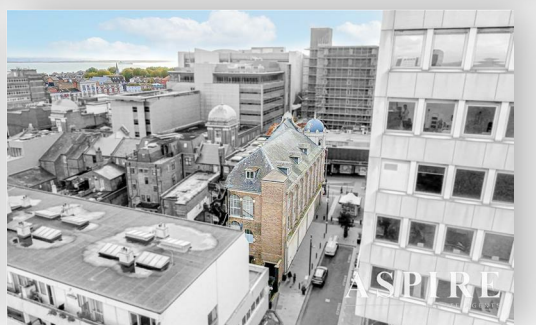


**To arrange a viewing contact us  
today on 01268 777400**



## **High Street, Southend-On-Sea £9,000**

Built in 1915, this impressive Grade II listed building stands proudly on a prominent corner in the heart of Southend City. Ideally positioned just a 5-minute walk from two mainline stations, it offers direct transport links to London Liverpool Street and Fenchurch Street, making it exceptionally well-connected.

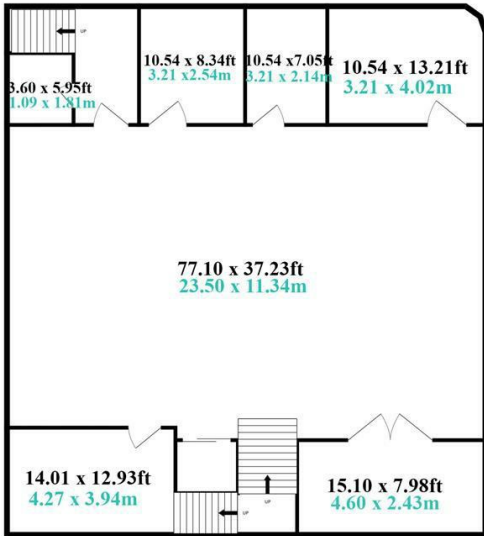
The property spans both the ground floor and basement levels, providing versatile retail and storage space, along with W.C. facilities on the ground floor. Key features include a lift (untested), air conditioning (untested), and suspended ceilings, adding to the building's functionality and convenience.

At the rear of the building, parking is available for 1 to 2 vehicles, further enhancing the practicality of this centrally located property.

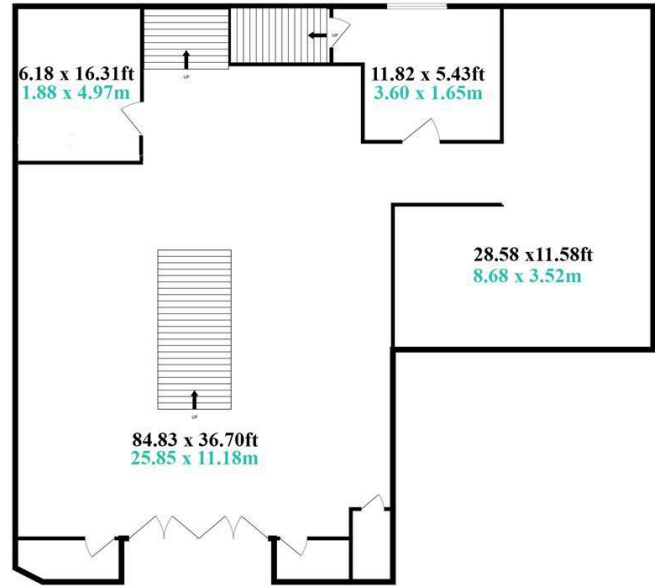
[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



BASEMENT



GROUND FLOOR



# ASPIRE

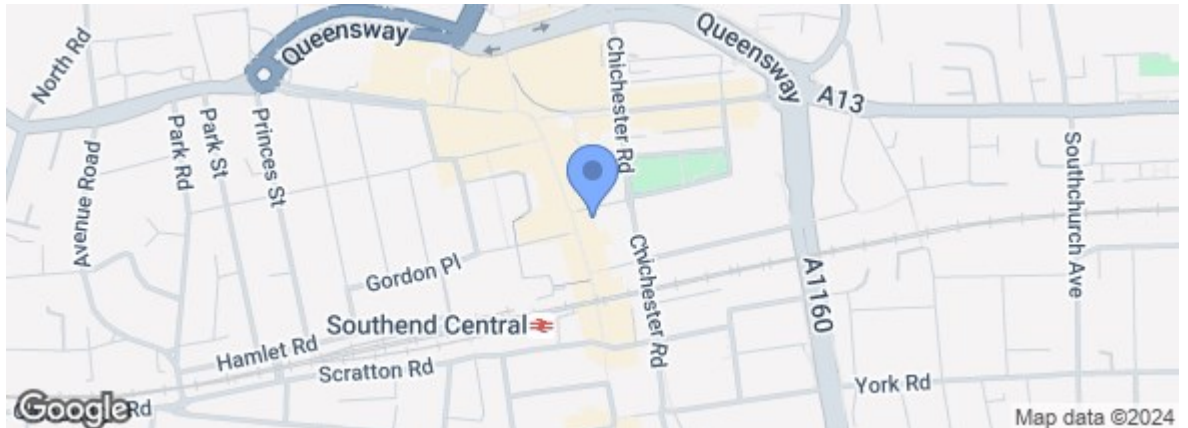
ESTATE AGENTS

## HIGH STREET

### SOUTHEND-ON-SEA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.