

FREEHOLD FOR SALE

APPROX 2,835 Sq Ft (263.37 Sq M)



**29 High Street
Rayleigh
Essex
SS6 7EW**

Location:

Situated at the eastern end of the busy Rayleigh High Street, adjacent to the Halifax, and close to Specsavers, Papa Johns, and Prezzo in a prime trading location, with access to rear from Websters Way.

Description:**REDUCED PRICE:**

This property has been owned by the same family for over 50 years, rebuilt in the early 1970's, and has traded as a butchers for many decades. The premises comprises of ground floor retail area of approx 638 sq ft, with preparations rooms to the rear measuring approx 392 sq ft and cold storage units measuring approx 1,002 sq ft. To the first floor there are three rooms and a toilet with an approx gross measurement of 803 sq ft. Possible change of use of first floor to residential (STP).

Please note approx 80 sq ft of the rear cold store is built on adjacent land not included in the freehold title.

Accommodation:

The ground floor has been measured on a net internal basis.

Retail Area	59.27 Sq M	(638 Sq Ft)
Preparation Areas:	36.41 Sq M	(392 Sq Ft)
Cold Storage:	93.08 Sq M	(1,002 Sq Ft)
First Floor:	74.61 Sq M	(803 Sq Ft)

Total Area: 263.37 Sq M (2,835 Sq Ft)

Features:

- Reduced Price
- Owned By The Same Family For Over 50 Years
- Rare Freehold Opportunity
- Prime Trading Location

Price:

£495,000 for the Freehold exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Rochford Borough Council or via www.voa.gov.uk.

Rateable Value £27,500

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.