

MIXED COMMERCIAL AND RESIDENTIAL PROPERTY



**91/91a Hamlet Court Road
Westcliff On Sea
Essex
SS0 7ES**

Location:

Hamlet Court Road is a bustling shopping parade which includes, Co-Op, Greggs, Wimpy, Savers, Tesco Express, Sainsbury and Boots. The Property is situated close to main bus routes along London Road, there are two main public car parks close by and on street car parking. In addition, Westcliff main line railway station is nearby.

Description:

This mixed investment consists of a ground floor commercial shop and a two bedroom first and second floor flat. The ground floor shop is rented at £7,200 per annum until 30th June 2026. The first floor two bedroom flat is let on an AST at £750 per calendar month. Planning permission granted to alter shop front to form separate entrance to flat above. Planning No: 22/01036/FUL.

Accommodation:

Ground Floor Shop
2 Bed First and Second Floor Flat

Features:

- Mixed Residential & Commercial Investment
- Shop Let Until 30th June 2026.

Price:

£275,000 for the freehold interest.

Viewing:

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

Legal Costs:

Each party to be responsible for their own legal costs.

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.