

MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT FOR SALE



**505, 505a To 505d London Road
Westcliff On Sea
Essex
SS0 9LG**

Location:

The London Road (A13) is a busy main road into Southend on Sea Town Centre with a mix of retail, commercial and office uses surrounded by a predominately residential area. The property lies approximately 1/4 mile from the Town Centre and is situated on the northern side of the London Road on the corner of Beedell Avenue Westcliff on Sea.

Description:

This prominent corner location of traditional construction comprising of a two ground floor retail shops and one bedroom first floor flat. The rear ground floor shop trades as a café at a rent £9,360 per annum (net). The front shop will become is let at a rent of £7,000 per annum till 1st September 2025. Advertisement on the side of the building generates £100.00 per month. The first floor flat is let on a one year AST until 1st December 2021. There is a vacant yard area to the rear. Current income of £25,180 per annum.

Income:

Ground Floor Front Shop	£ 7,000 per annum	Lease end 01/09/25
Ground Floor Rear Shop	£ 9,360 per annum (net)	Holding over.
First Floor One Bed Flat	£ 7,620 per annum	One year AST from 01/12/21
Adverts Side of Building	£ 1,200 per annum	
Vacant Yard Area to Rear		
Current Income:	£25,180 per annum	

Price:

£345,000 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.