

RETAIL INVESTMENT FOR SALE APPROX 267 Sq Ft (24.8 Sq M)



**789 Southchurch Road
Southend On Sea
Essex
SS1 2PP**

Location:

Southchurch Road which is the main road which runs from east to west through Southchurch Village. It starts at its junction with the northern end of Southend's pedestrian High Street and runs down to the junction with Hamstel Road/Lifstan Way. The road comprises of a mixture of residential and commercial retailers.

Description:

The property consists of a ground floor lock up shop with 2 maisonette flats above sold off on a long leases. The ground floor is currently let to The Electric Vape Comp (UK) Ltd on a five year lease from 1st August 2024 at a rent of £7,400 per annum.

Accommodation:

The premises have been measured on a net internal basis.

Sales Area: 267 Sq Ft 25 Sq M

Hallway leading to W.C.

Total Area: 267 Sq Ft (24.8 Sq M)

Price:

£105,000 for the Freehold interest exclusive.

Business Rates:**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.