

MIXED INVESTMENT RETAIL & COMMERCIAL FOR SALE



**43 North Street
Rochford Essex
SS4 1AB**

Location:

The property is located in the pretty market town of Rochford which has population of c 13,000 and has a range of period buildings.

The property sits in a small retail parade on the western side of North Street close to its junction with Weir Pond Road.

Rochford benefits from good road links , mainline Railway Station on the London Liverpool Street Line and bus service to surrounding towns.

London Southend Airport is located close by.

Description:

The property comprises of a ground floor shop with rear storage and self contained 2 bedroom flat above.

The shop is let under on 3 year FRI lease commencing 1st April 2021 at £6,000 per annum

The flat is let under an AST at £850 pcm.

Accommodation:

Ground Floor Shop

2 Bed First and Second Floor Flat

Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£240,000 for the Freehold.

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.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit [sorrellproperty.co.uk](https://www.sorrellproperty.co.uk) for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk