

Commercial & Residential Units For Sale - **£495,000**

Sutton Road Southend-On-Sea SS2 5PB



KEY FEATURES

- Large Commercial Unit
- Basement
- Large Storage Unit/Double Garage
- Off Street Parking 3 Vehicles
- Self Contained 1 Bed Flat to Front
- Self Contained 1 Bed Flat to Rear
- Freehold Included
- Development Potential
- No Chain
- Viewing Strongly Advised

Description

Rare and Exciting Investment Opportunity! Belle Vue are warmly welcoming these commercial and residential units onto the market with Freehold! Boasting a spacious commercial unit with a basement, a large storage unit with the potential for development, off street parking for three vehicles and two self-contained one bedroom first floor flats! Situated in a prime area of Southend, this development is located minutes from Southend City Centre, train stations and bus routes. Don't miss out on such an impressive opportunity!

Accommodation

Commercial Unit

Shop Floor: 19ft 5in x 27ft 2in Rear of Shop: 18ft x 23ft 6in
Basement: 22ft,7in x 16ft 8in Other amenities include a W/C, fitted counter tops and sink.

Storage Unit/Double Garage 19' 2" x 19' 4" (5.84m x 5.89m)

Accessed via an up and over shutter door with a small courtyard and kitchen area.

Off Street Parking

Ample off street parking for 3 vehicles.

Communal Flat Entrance

Communal entrance lobby with a staircase leading to the first floor with private doors leading to both self contained flats.

Flat One

Lounge: 11ft 6in x 19ft 8in Bedroom: 9ft 2in x 14ft 2in Kitchen: 11 ft 5in x 7ft 2in Bathroom: 5ft x 6ft 4in First floor flat with double glazing, central heated and in good decorative order. 124 year lease with freehold included.

Flat Two

Lounge: 11ft 4in x 17ft 6in Kitchen: 11ft 6in x 5ft 6in Bedroom: 11ft 4in x 11ft 6in Bathroom: 5ft 2in x 8ft 10in First floor flat with double glazing, central heated and in good decorative order. 124 year lease with freehold included.

Income

The development is currently producing an income of £18,240pa with the commercial unit and rear flat let. The expected income would be in the region of £40,200pa with all the units rented at current market rates, offering an approximately yield of 8% pa. The property can be sold with vacant possession or with the tenants in situ at the buyers request.

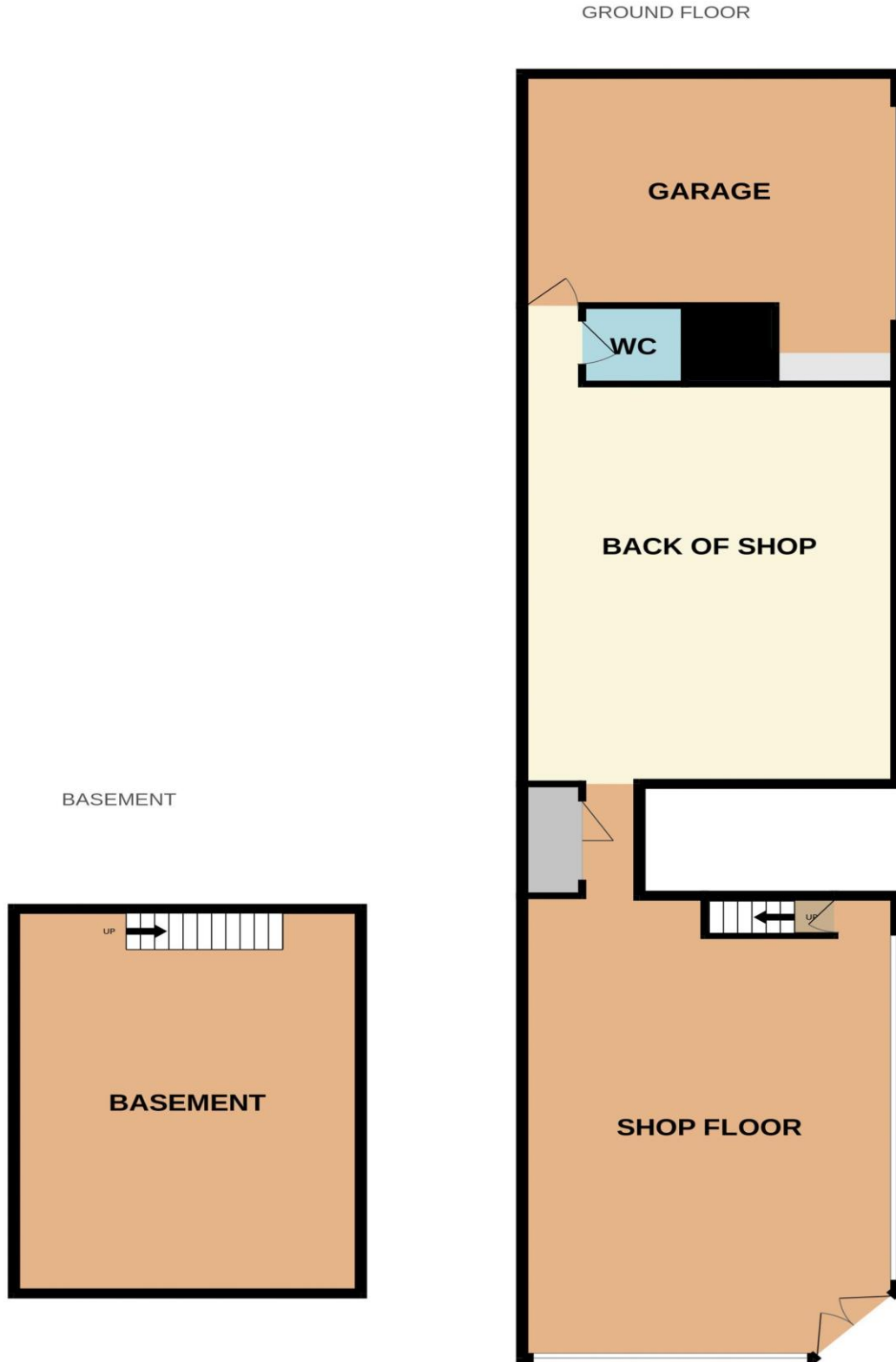






EPC for Both front and rear flats

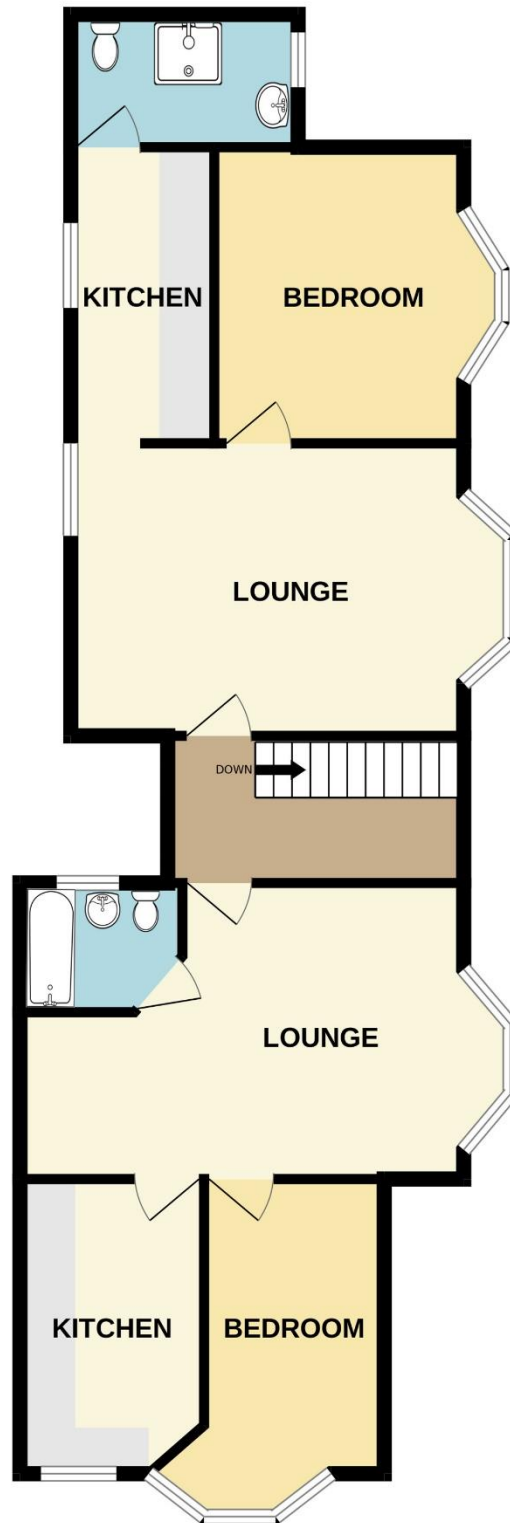
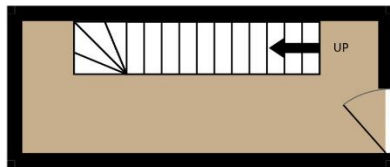
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

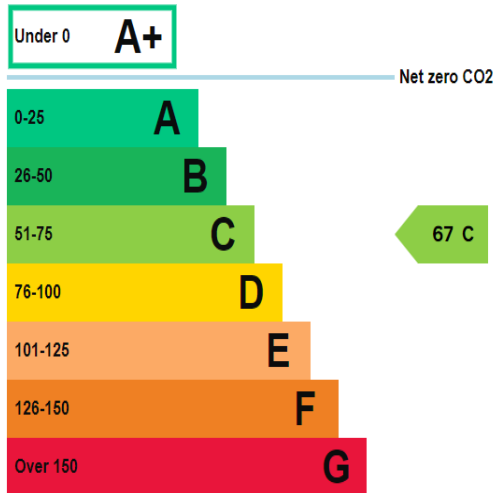
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Graph & Additional Information

EPC for Commercial Unit



Tax Band for the flats are: **A**
EPC rating for this property is: **C**
Tenure of the property is: **Freehold**

If Leasehold, the remaining lease term is approximately:
124 years for the flats.
For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.