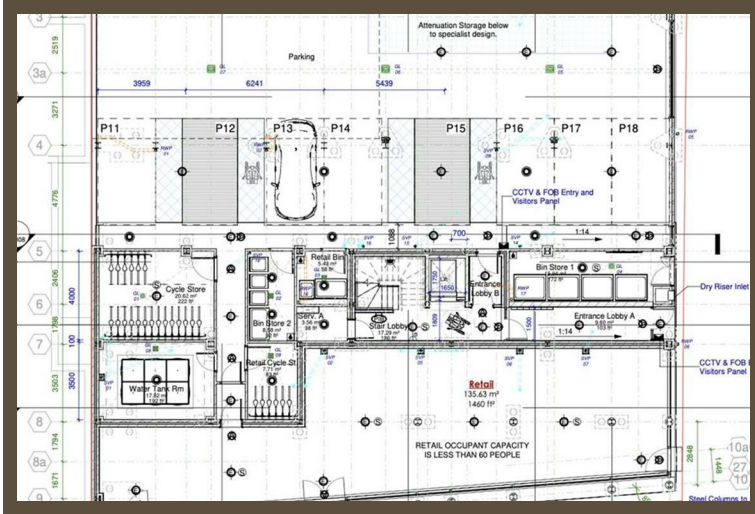


SCOTT & STAPLETON

LONDON ROAD
Westcliff-On-Sea, SS0 9PD
£400,000





LONDON ROAD

£400,000

WESTCLIFF-ON-SEA, SS0 9PD

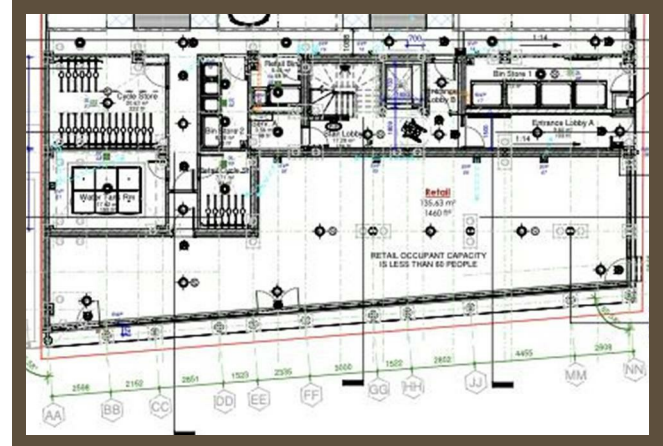
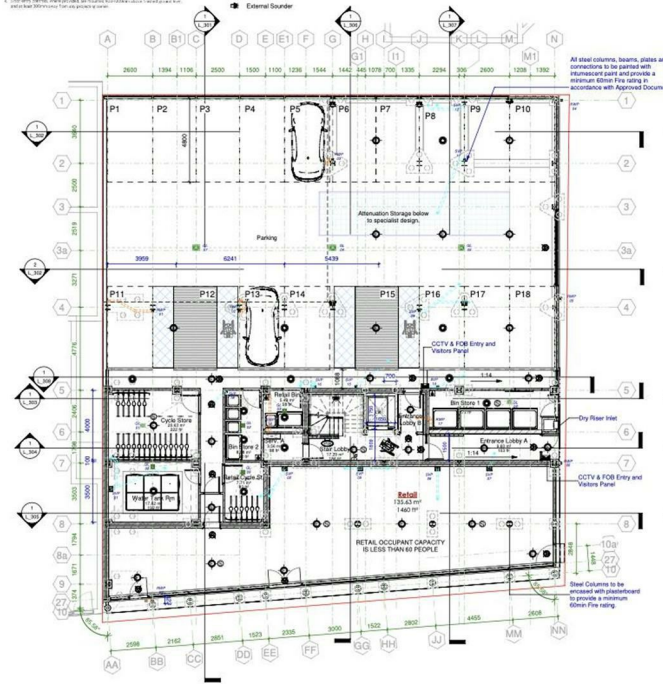
Scott & Stapleton are excited to offer for sale this brand new commercial property situated in the prime London Road shopping area, close to Chalkwell Park with great passing trade potential.

This brand new unit extends to 1,632 sq ft and has a fabulous frontage. Planning is for office and retail use and completion is due early 2025.

Perfect for a business looking to relocate, start up business or investment opportunity with a good rental opportunity.

- 1. Details for building services, mechanical and electrical, refer to schedule.
- 2. Building services shall be installed in accordance with the relevant standards.
- 3. All building services shall be installed in accordance with the relevant standards.
- 4. All building services shall be installed in accordance with the relevant standards.
- 5. All building services shall be installed in accordance with the relevant standards.
- 6. All building services shall be installed in accordance with the relevant standards.
- 7. All building services shall be installed in accordance with the relevant standards.
- 8. All building services shall be installed in accordance with the relevant standards.
- 9. All building services shall be installed in accordance with the relevant standards.
- 10. All building services shall be installed in accordance with the relevant standards.

- 1. Communal Telephone Panel
- 2. Ceiling mounted battery linked to PIR sensor
- 3. Wall mounted light linked to PIR sensor
- 4. External Wall mounted light linked to Daylight sensor / Thermostat
- 5. Lockable single Socket outlet linked to Landlord's supply
- 6. Smoke detector and sounder
- 7. External Sounder
- 8. Proposed location for open ceiling light, floor and non return valve.



2 Vale Road
Craggley
Surrey
GU11 0NL
Tel: 01372 464575

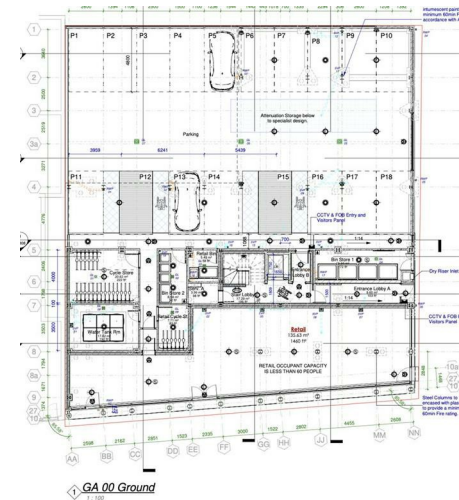
Client
HPA Developments Limited & River Construction

Written dimensions on these drawings shall take precedence over scaled dimensions, unless stated otherwise. All dimensions are in millimeters unless otherwise stated.

Rev	Description	Date
1	Issued for Information	20/08/24
2	Approved for Construction	20/08/24
3	Approved for Construction	20/08/24
4	Approved for Construction	20/08/24
5	Approved for Construction	20/08/24
6	Approved for Construction	20/08/24

Project Name
659 London Road,
Westcliff-on-Sea, SS0 9PD

Drawing Title GA Ground and First Floor Plan	Scale A1	As Indicated
Construction	Drawn By VA	Checked by GE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	