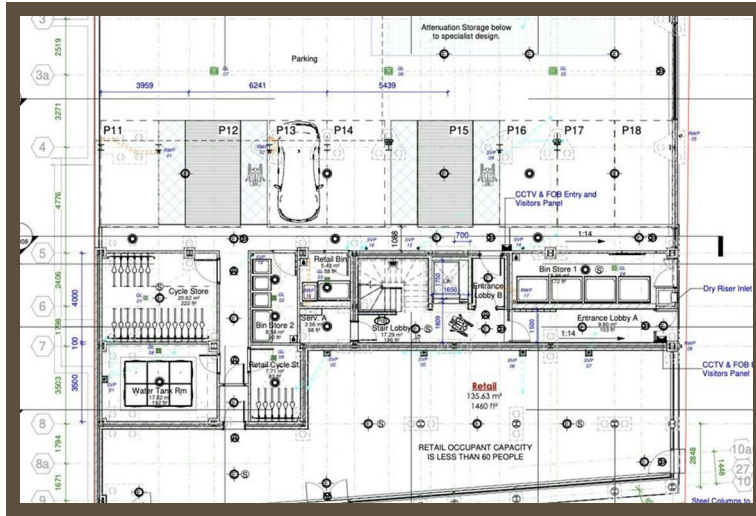


SCOTT &
STAPLETON

LONDON ROAD
Westcliff-On-Sea, SS0 9PD
£300,000





LONDON ROAD

£300,000

WESTCLIFF-ON-SEA, SS0 9PD

*** GUIDE PRICE £300,000 to £325,000 *** 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.

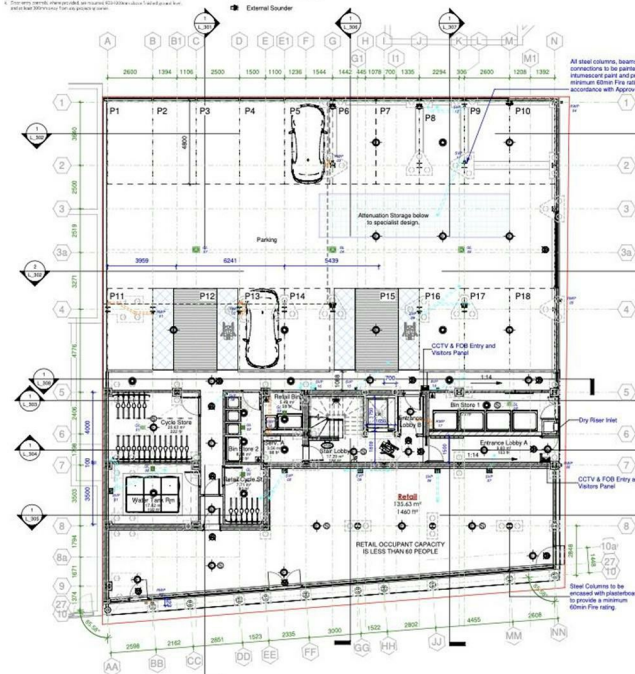
This brand new unit extends to 1,632 sq ft and has a fabulous frontage. Planning is for office and retail use and completion is due early 2025.

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

1. The drawings are the property of HPA Developments Limited & River Construction and shall not be used for any other purpose without their written consent.
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10. The drawings are the property of HPA Developments Limited & River Construction and shall not be used for any other purpose without their written consent.

- Communal Emergency Panel
- Ceiling mounted light linked to PIR sensor
- Wall mounted light linked to PIR sensor
- External Wall mounted light linked to Daylight sensor / Thermostat
- Lockable single Socket outlet linked to Landlord supply
- Smoke detector and sounder
- External Sounder

■ Proposed location for open corrective
top, hose and non return valve



GA 00 Ground
1:100



GA 01 First
1:100



2 Vale Road
Crayke
Surrey
GU11 1JH
Tel: 01372 464575

Client
HPA Developments Limited & River Construction

Written dimensions on these drawings shall take precedence over stated
provisions, alterations shall only be made to the drawings as conditions on the project and the office must be verified by the

Rev	Description	Date
1	Issued for construction	27/03/24
2	Issued for construction	27/03/24
3	Issued for construction	27/03/24
4	Issued for construction	27/03/24
5	Issued for construction	27/03/24
6	Issued for construction	27/03/24
7	Issued for construction	27/03/24
8	Issued for construction	27/03/24
9	Issued for construction	27/03/24
10	Issued for construction	27/03/24

Project Name
**659 London Road,
Westcliff-on-Sea, S30 9PD**

Drawing Title
GA Ground and First Floor Plan

Construction

Scale @	A1	As Indicated
Drawn by		VA
Checked by		GE

