



# ASKING PRICE: £79,995

## FREEHOLD

Hair and Son are offering the rare opportunity to purchase the Freehold of Kiosk A and Kiosk B located within Grover Walk, St Johns Way, Corringham. The premises comprise of 2 x detached properties,

Kiosk A trades currently as a local green grocer which own a long leasehold of 971 years unexpired whilst the Kiosk B currently trades as a key cutting and shoe repairers however the current lessee will be vacating in March 2024.

## ACCOMMODATION

KIOSK B: 15'10" X 11'8" (INCORPORATING W/C)

GROSS INTERNAL FLOOR AREA: 178 SQ.FT (15'5")

## DESCRIPTION

A detached purpose-built pair of Kiosk Units for Sale. Kiosk A currently holds a 971 unexpired long leasehold on a peppercorn ground rent whilst Kiosk B currently trades as a key cutters and shoe repairers, however the lessee is due to vacate in March 2024.

## RATEABLE VALUE

The April 2023-2024 Rateable value for the premises is £8,700 and rated at 0.49p in the pound. Small business rate relief may apply. (Kiosk B).

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

An asking price of £79,995 are required for our client's freehold interest in these premises. (Kiosk B is to be sold with vacant possession).

## VIEWING

By Prior appointment via Hair and Son Estate Agents - 01702 394959 (Option 3).

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[www.hairandson.co.uk](http://www.hairandson.co.uk)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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More than an estate agent  
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