

ROCHFORD



FOR SALE

41 North Street,
Rochford,
Essex SS4 1AB

**RETAIL UNIT AND 2 BED FLAT
506 SQ. FT. (47 SQ. M.)**



OPEN PLAN RETAIL



SUPERB LOCATION



**DEVELOPMENT POTENTIAL
(S.T.P.P)**



AVAILABLE NOW



OFFERS IN EXCESS OF £325,000



Ayers & Cruiks
COMMERCIAL

t. +44 (0)1702 343060
w. ayerscruiks.co.uk

DESCRIPTION AND LOCATION

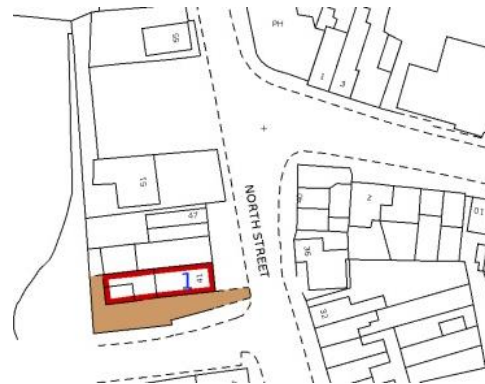
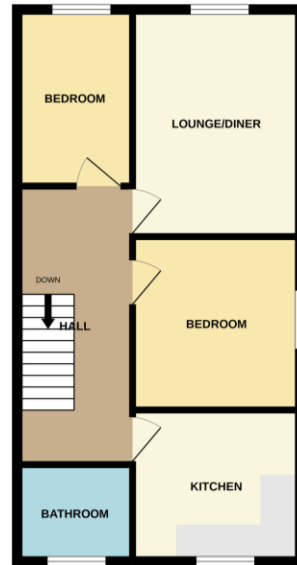
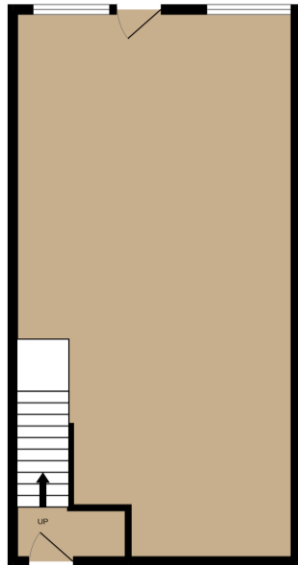
The property benefits from a return frontage to North Street and is surrounded by a mixture of shops and residential premises.

Located in the middle of Rochford it is only a 7 min walk from the train station which links directly to London. Other local amenities are within close walking distance.

The property comprise of an open plan with a kitchenette and W.C to the back it also benefits from a garage to the rear and parking to the side. It also includes the flat above which consists of 2 bedrooms and 's own entrance.

Image second from the left:

The vendor has full title over the area marked in red and has had full and unchallenged use over the area marked brown and will provide a statutory declaration to that effect.



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

ACCOMODATION

Retail unit approx. 506 SQ. FT (47 SQ. M.)

2 Bed Flat approx. 506 SQ. FT. (47 SQ. M.)

EPC

Awaiting EPC

LEGAL COSTS

Each party is responsible for their own legal costs incurred.

PRICE

Offers in excess of £325,000 plus VAT if applicable.

BUSINESS RATES 2022/2023

Rateable Value	UBR	Rates Payable
£6,100 pa	49.9p	£3,043.9 pa

Interested parties are advised to confirm the rating liability with Southend Council 01702 215001.

VIEWING

Strictly by prior appointment contact **Ayers&Cruiks.**