

SOUTHEND-ON-SEA



INVESTMENT FOR SALE

64-64A London Road
Southend-on-Sea
Essex
SS1 1PG

**Retail shop and First Floor Flat
1,238.1 SQ. FT. (115 SQ. M.)**

-  Ground Floor retail and First Floor 2 Bedroom Flat
-  Close to all local Amenities
-  Currently Producing £20,600 per annum
-  Freehold for sale
-  Offers in the region of £350,000



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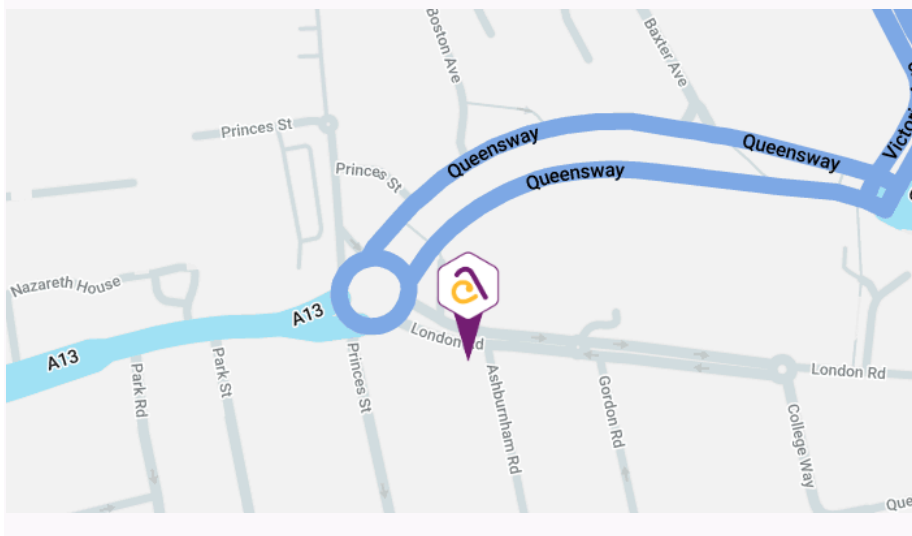
DESCRIPTION AND LOCATION

The property comprises of a ground floor retail shop with a glazed frontage gas central heating, and LED lighting. To the rear of the shop there is an Office/Storage room, Kitchenette and washrooms.

Upstairs there is a good sized two-bedroom First floor flat. This Flat comprises of a Large lounge with a bay window to the front of the of property, Two bedrooms, one of the bedrooms has access to the loft. Finally there is a 3 piece bathroom suite with vinyl flooring, and a fitted kitchen with an electric oven and hob, with plumbing for a washing machine.

The Retail space and flat are in close proximity to the busy Southend High Street, with access to trains running of the C2C and Greater Anglia Line with access to London. There are also a number of Bus routes to take around the Southend Area and over Essex.

The Property currently produces £20,600 per annum.



ACCOMMODATION

Retail space

Office/Retail	359 sq. ft. (33.34 sq. m.)
Office	93.75 sq. ft (8.71 sq. m.)
Kitchen	76.74 sq. ft. (7.13 sq. m.)

The Shop is let on a 2 year lease expiring 13th April 2026 at a passing rent of £11,000per annum.

First Floor Flat

Lounge	285.6 sq. ft (26.5 sq. m.)
Bedroom One	156.2 sq. ft (14.5 sq. m.)
Bathroom	50.5 sq. ft. (4.6 sq. m.)
Kitchen	72.9 sq. ft. (6.7 sq. m.)
Bedroom Two	142.9 sq. ft. (13.2 sq. m.)

The flat is let on an AST at a current rent of £800pcm

EPC

64 Rating C-70

64a Rating D-56

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

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.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

BUSINESS RATES

Rateable Value	UBR	Rates Payable
£6,000	49.9p	£2,994

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

TENURE

Freehold

PRICE

Offers in the region of £350,000, plus VAT if applicable.

VIEWING

Strictly by prior appointment via Vendors appointed agents Ayers&Cruiks



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