

SOUTHEND-ON-SEA

FOR SALE



129

Southchurch Road
Southend-on-Sea
SS1 2NW

RETAIL

1,421 SQ. FT. (132 SQ. M.)



Two Storey Retail/Office Space



Close to Southend Victoria Station



Potential Flat Conversion On 1st Floor



Freehold Investment For Sale



Offers In The Region Of £315,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated within the established Southchurch Road shopping parade, this commercial space is conveniently close to Southend town centre, Southend Victoria Train Station and Bus Depot, and various local amenities.

The ground floor features an expansive open-plan retail area with a 5-meter frontage onto the parade, laminated wooden flooring, a smooth-plastered ceiling with downlights, and two office spaces with restroom facilities. The first floor offers a spacious open-plan area, a kitchen facility, and a modern fitted shower room. The property also comprises garden space with outdoor access to the first floor.



ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	849	79
First Floor	573	53
TOTAL	1,421	132

TERMS

Not Applicable

EPC

Awaiting EPC



BUSINESS RATES

Rateable Value UBR Rates Payable
£9,700 49.9 £4355.3
Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Freehold

PRICE

Offers In The Region Of £315,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents
Ayers&Cruikis

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.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfiled Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk