






# SOUTHEND ON SEA



# FOR SALE

153 North Avenue,  
Southend-On-Sea,  
Essex SS2 4ET

**RETAIL PREMISES, FLAT AND  
WORKSHOP**  
**1,954 SQ. FT. (151.53 SQ. M.)**

-  SITUATED IN A RESIDENTIAL LOCATION
-  WITHIN EASY ACCESS TO SOUTHEND HIGH STREET
-  FREEHOLD FOR SALE
-  COMES WITH REAR GARDEN
-  OFFERS INVITED



**Ayers & Cruiks**  
COMMERCIAL

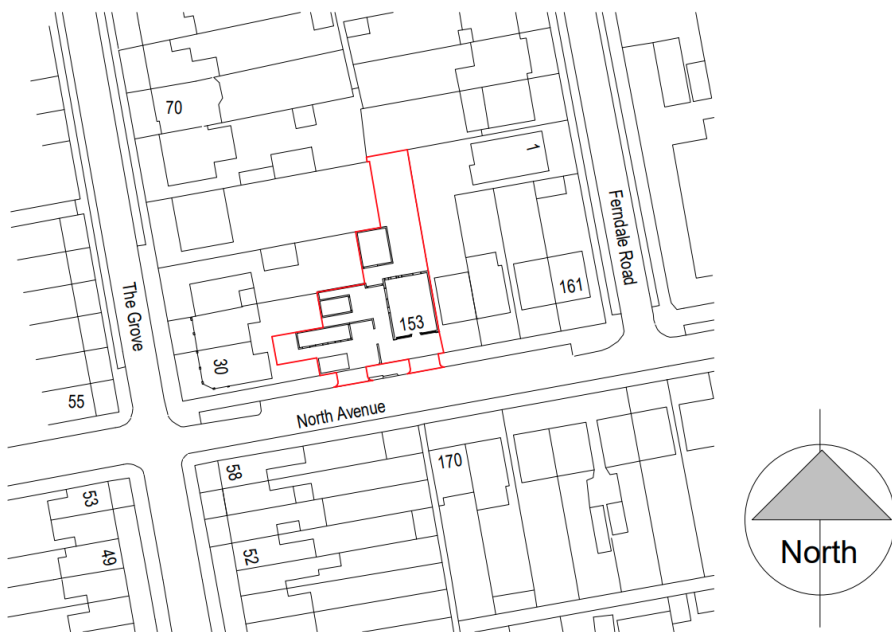
**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Situated within a residential location within easy access of Southend High Street and Southend Prittlewell station to Liverpool Street and Southend Central station to Fenchurch Street.

The building has a ground floor shop with a large first-floor flat with rear garden. The garages / workshops and side yard are included. Planning permission has been granted for 5x apartments. Planning application 22/00132/FUL.

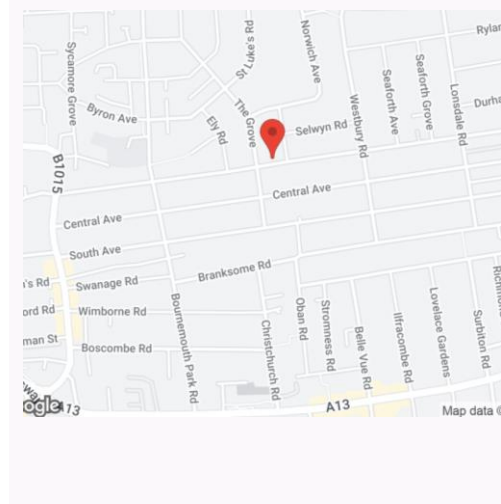


## ACCOMODATION

Shop & flat 1,657 SQ. FT. (154 SQ. M.)

Workshop 297 SQ. FT. (27.6 SQ. M.)

**Total approx. area 1,954 SQ. FT. (151.53 SQ. M.)**



## PRICE

Offers Invited

## EPC

Awaiting EPC

## LEGAL COSTS

Each party is responsible for their own legal costs incurred.

## BUSINESS RATES 2022/2023

Rateable Value	UBR	Rates Payable
£2,750 pa	49.9p	£1,372.25 pa

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

## VIEWING

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

### Misrepresentation Act 1967

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**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64 / 66 Springfield Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruikis.co.uk](mailto:mail@ayerscruikis.co.uk)  
w. [ayerscruikis.co.uk](http://ayerscruikis.co.uk)