

SOUTHEND-ON-SEA

FOR SALE



290

Prince Avenue

Southend-on-Sea

SS0 0NF

RETAIL

1,098 SQ. FT. (102 SQ. M.)



Highly Visible Location



Corner position



Heavy Vehicular traffic



Freehold



Detached storage unit to the rear



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on a bold corner position on A127 (Prince Avenue), the main road in and out of the city of Southend on Sea.

The property is a ground floor shop with a detached storage unit to the rear, the property has a double glazed shop front, two entrance doors, Historically the property has been a motorcycle shop for many years. The property also comes with the freehold of the first floor flat that has been solid off on a long lease.



ACCOMODATION

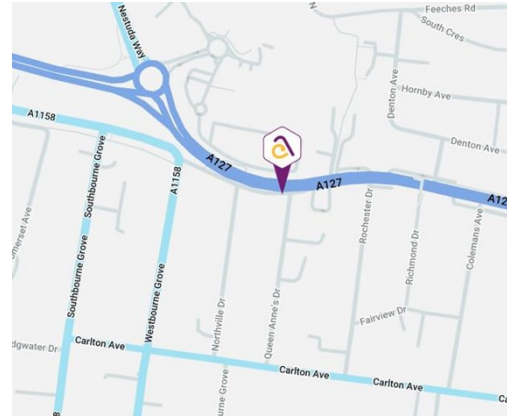
| | SQ.FT. | SQ.M. |
|--------------|--------------|------------|
| Floor Area | 1,098 | 102 |
| TOTAL | 1,098 | 102 |

TERMS

Not Applicable

EPC

C 74



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.

BUSINESS RATES

Rateable Value UBR Rateable

Payable£4,700 49.9

2345.30Interested 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 Excess of £165,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

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