

# WESTCLIFF-ON-SEA

# FOR SALE



26  
Seaforth Road  
Westcliff-on-Sea  
SS0 7SN

**INDUSTRIAL**  
7,000 SQ. FT. (650 SQ. M.)



Industrial Units & Offices



Short Distance to Westcliff Station



Close to Amenities



Potential Development (STP)



Offers In Excess Of £375,000



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

Situated on Seaforth Road, within easy walking distance to both Westcliff Station and Hamlet Court Road. The premises consist of a warehouse serving as a garage, an additional industrial area with a first-floor store, an office space, and a separate storage unit.

Additionally, it offers a generous forecourt area, providing communal access to all units, as well as a communal WC. With its versatile layout, the property holds significant potential for development, subject to planning approval.



## ACCOMODATION

	SQ. FT.	SQ. M.
Warehouse	5,643	524
Forecourt	1,357	126

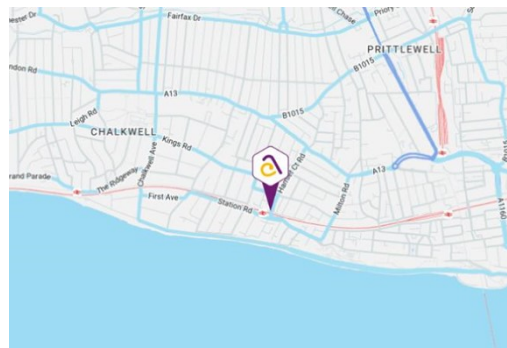
<b>TOTAL</b>	<b>7,000</b>	<b>650</b>
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## TERMS

Not Applicable

## EPC

Awaiting EPC



## BUSINESS RATES

Unit	Ratable Value
1	£4,350
2	£4,100
3	£3,900
4-6	£12,000
7	£2,950

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 Excess Of £375,000

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruiks

### 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.

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