

WESTCLIFF-ON-SEA



FOR SALE

480-486

London Road

Westcliff-on-Sea

SS0 9LD

DEVELOPMENT
3,422 SQ. FT. (318 SQ. M.)



Potential Investment & Development



Three Vacant Floors



Large Car Park To The Rear



Ground Floor Let at £17,500 Per Annum



Offers in Excess Of £500,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated along old A13 London road, the primary route to Southend city center, this property spans four floors. Currently, the ground floor is leased under an agreement set to expire on 31st of December 2028, with a passing rent of £17,500 per annum.

The ground floor features an open-plan retail shop, while the three floors above are available for offers. Additionally, the property boasts a spacious car park, with two designated spaces allocated to the ground floor tenant.



ACCOMODATION

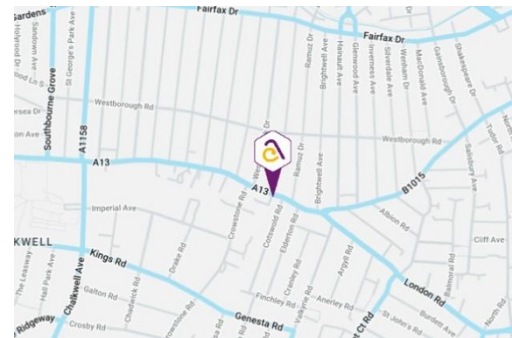
	SQ. FT.	SQ. M.
Ground Floor	984	91
First Floor	892	83
Second Floor	943	88
Third Floor	603	56
TOTAL	3,422	318

TERMS

The ground floor is let on a five year lease at a rate of £17,500 per annum, with the lease expiring on 31st December 2028.

EPC

D 94



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

BUSINESS RATES

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 £500,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis



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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.



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