

HADLEIGH



FOR SALE

213/213A
London Road
Hadleigh
SS7 2RD

RETAIL
1,030 SQ. FT. (96 SQ. M.)



Retail Shop & 2 Bedroom Flat



Close To Amenities



Freehold For Sale



Currently Producing £12,960 Per Annum



Offers In Excess Of £310,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Ground-floor retail/office space nestled along Hadleigh's High Street, esteemed neighbors such as McDonald's, Ladbrokes, and Morrisons, all within easy reach of bus stops.

This versatile space offers a predominantly open-plan layout with sales and office areas. Towards the rear, there is a storage area, complete with its own W.C. and kitchenette.

The premises consist of a two-bedroom first-floor flat, with Bedroom 1 spanning 11.87 square meters, Bedroom 2 offering 6.6 square meters of space, the Lounge extending over 13.2 square meters, the Kitchen providing 12.29 square meters, and the Shower room occupying 3.8 square meters.

ACCOMODATION

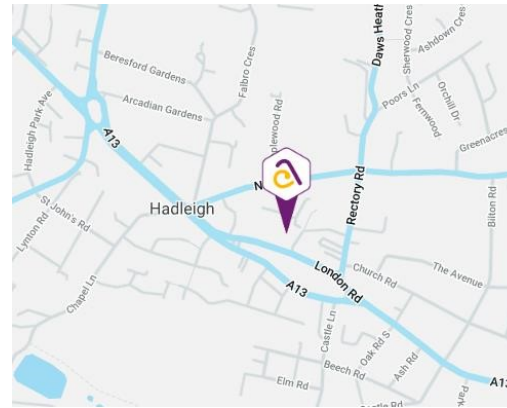
	SQ.FT.	SQ.M.
Ground Floor	525	49
First Floor	505	47
TOTAL	1,030	96

TERMS

The whole property is currently let to an independent retailer at £12,960 per annum until October 2024 although we feel this is well below market rent.

EPC

Awaiting EPC



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

Ratable Value UBR Ratable Payable
 £10,250 49.9 £5114.75

Interested parties are advised to confirm the rating liability with Castle Point Borough Council on 01268 882200

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Freehold

PRICE

Offers In Excess Of £310,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruiks



Ayers & Cruiks
 COMMERCIAL

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