

WESTCLIFF-ON-SEA



FOR SALE

601 London Road
Westcliff-on-Sea
Essex
SS0 9PE

OFFICE

5,018 SQ. FT. (466 SQ. M.)



Detached Office Building



Potential For Secure Parking For
7 Cars



Main Road Position



Vacant Possession



Offers In Excess Of £825,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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DESCRIPTION AND LOCATION

We are inviting offers for this prestigious large, detached office building, situated in a prominent position at the corner of London Road and Southview Drive in Westcliff-on-Sea, Essex.

Uniquely for this area, the property also contains a large garage for off-street parking measuring 1413 sq. ft. (currently used for storage), as well as a forecourt, fronting Southview Drive, which the current owners unofficially use for parking a further 4 vehicles. The property is of traditional construction and comprises a two-storey office building, with a small loft conversion forming an additional office. There is a large, two-storey flat roofed extension to the rear of the premises, fronting Southview Drive.

The main access to the offices is from the London Road frontage, which leads into a large reception with modern meeting rooms off of it.

The staircase to the 1st and 2nd floors is situated behind the glazed reception area, where there is also a corridor giving access to a large open plan office with a kitchen and WCs containing a shower opposite. A small internal staircase leads into the garage.

The first floor of the original building, is arranged to provide two large offices overlooking London Road, with a further two large offices overlooking Southview Drive, and a small server room. A further staircase from the landing gives access into the converted loft room, which is an L-shaped office, built into the eaves of the building.

An internal staircase leads to the extension, which provides a further 7 offices serviced from a central corridor with a kitchen and x2 WCs. The meeting rooms and main offices have air-conditioning and heating is via gas boiler and radiators. We would suggest an early viewing for this unique detached property with private undercover parking, which has been owned and occupied by the current owners for 46 years, so has not been available to the market in all this time.

ACCOMMODATION

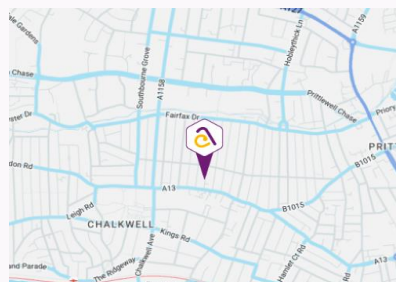
	SQ.FT.	SQ.M.
Ground Floor Offices	1,146	106
Garage/Storage	1,413	131
First Floor Offices	2,168	201
Second Floor Offices	291	27
Total	5,018	466

EPC

Awaiting EPC

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



BUSINESS RATES

Ratable Value	UBR	Ratable Payable
£39,500	49.9	£19,710.50

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

TENURE

Freehold

PRICE

Offers in the excess of £825,000

VAT

Plus VAT if Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

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.



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