

WESTCLIFF-ON-SEA

FOR SALE



268-270
London Road
Westcliff-on-Sea
SS0 7JG

RETAIL
4,306 SQ. FT. (400 SQ. M.)



Double Fronted Shop



Vacant Possession Upon Completion



Office / Storage On Ground & First Floor



Busy Footfall & Vehicular Traffic



Offers In Excess Of £500,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

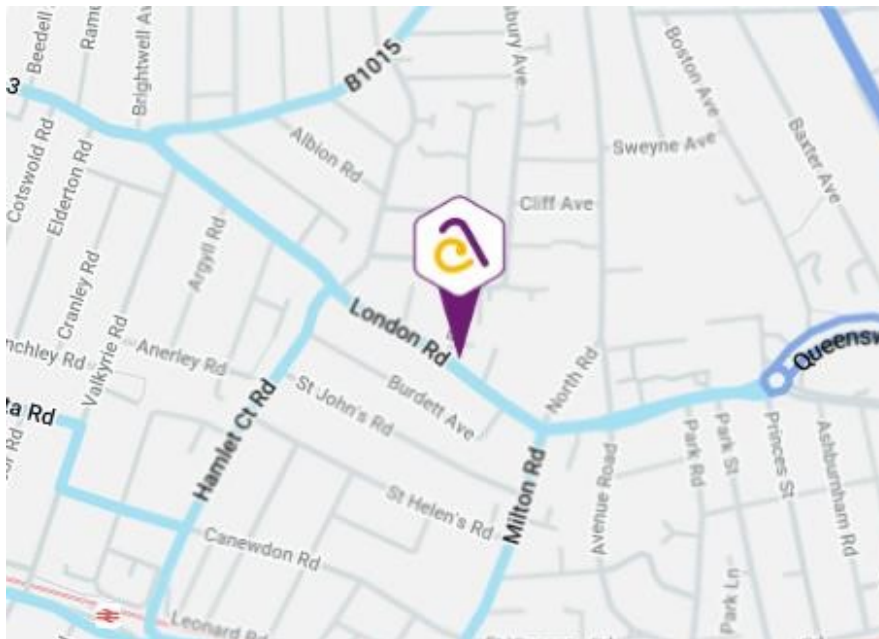
CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

On the southern side of the A13 London Road within 500 metres of Hamlet Court Road and Westcliff railway station.

Within a parade of mixed retail and office users and in an area that has seen recent development.

The building is currently arranged as one ground floor commercial units with large storage to the first floor. We understand that previously the property was two shops and two flats, We believe that once the property has been refurbished, it will make an ideal investment.



ACCOMODATION

	SQ.FT.	SQ.M.
Floor Area	4,306	400
TOTAL	4,306	400

TERMS

This property will be sold with vacant possession

EPC

Awaiting EPC

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&Cruik

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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