






SOUTHEND-ON-SEA



FOR SALE

94 High Street,
Southend-on-Sea,
Essex,
SS1 1JN

INVESTMENT FOR SALE
2,675 SQ. FT. (248 SQ. M.)

-  Previous planning permission granted for 3 apartments
-  A short distance from Southend Central Station
-  Currently producing £30,000
-  Property comprise of accommodation over 4 Floors
-  Investment for sale. Offers in the region of £400,000



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CHELMSFORD OFFICE
01245 202555



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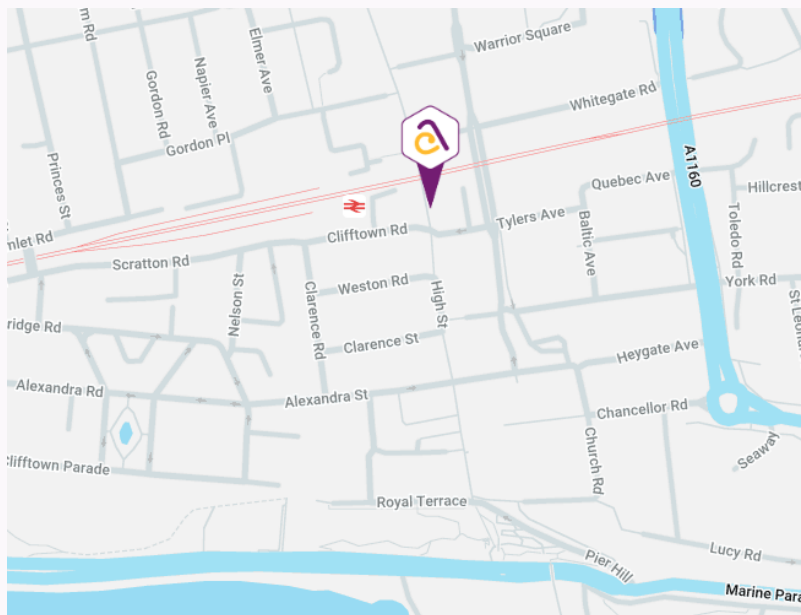
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DESCRIPTION AND LOCATION

The property is situated on Southend High Street, a short distance of Clifftown Road and Southend Central Train Station. The Victoria Plaza and Royals shopping centres are both under 0.3 miles away along with Southend Victoria Train Station and the seafront being a short distance away.

The property comprises of accommodation over 4 floors, with a basement, ground, first and second floors. The property is occupied by EE Limited for a term of 5 years from July 2023 at a rent of £30,000 per annum exclusive with a Tenant break on 24th July 2026. (Please note: there is a reduced rent until 23rd July 2024 but the client will make up the difference).

The property previously had planning for an extension to the rear and the conversion of the first and second floors to be converted into three apartments.



ACCOMMODATION

	sq ft	sq m
Basement	1069	99
Ground Floor	854	79
First Floor	518	48
Second Floor	234	22
Total	2,235	248

EPC

Rating C – 70

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

TENURE

The property is let to EE Limited on a FRI Lease for a term of 5 years from July 2023 at a rent of £30,000 per annum

The Tenant has a break option on 24th July 2026.

The Tenant is paying half rent until 23rd July 2024 but the Landlord will cover the difference.

PRICE

Freehold offers in the region of £400,000, 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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