

HADLEIGH



FOR SALE

239 London Road
Hadleigh,
Benfleet,
SS7 2RF

RETAIL INVESTMENT
521 SQ. FT. (48.4 SQ. M.)

-  On the busy Hadleigh High Street
-  Close to Morrisons Supermarket
-  Open Retail Area
-  Investment opportunity
-  Offers in the region of £175,000



Ayers & Cruiks
COMMERCIAL

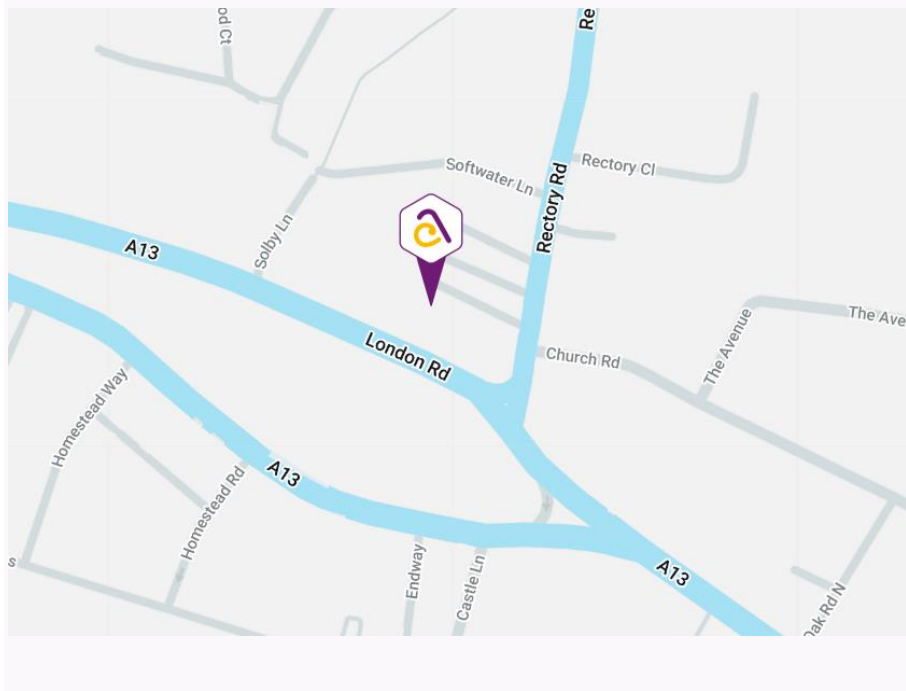
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated on the south side of the London Road in Hadleigh only a short distance of Morrisons Supermarket, a 10 min drive of Rayleigh Weir with access to the A127 and approx. 2 miles west of Leigh on Sea Broadway.

The property comprises of an open retail area with staff area to the rear with W.Cs.



ACCOMMODATION

Retail Area, Approx. 521 sq. ft.
48.4 sq. m.

Terms

The ground floor is let to The Salvation Army Trustee Company on a 6 year lease from February 2020 at a passing rent of £10,000. They have been a tenant here since 1995.

The flat above has been sold on a long lease paying a ground rent of £75 per annum.

EPC

Rating of D - 81

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

BUSINESS RATES

Rateable Value	UBR	Rates Payable
£9,400	49.9p	£4,690.60

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

TENURE

Freehold

PRICE

Offers in the region of £175,000

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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