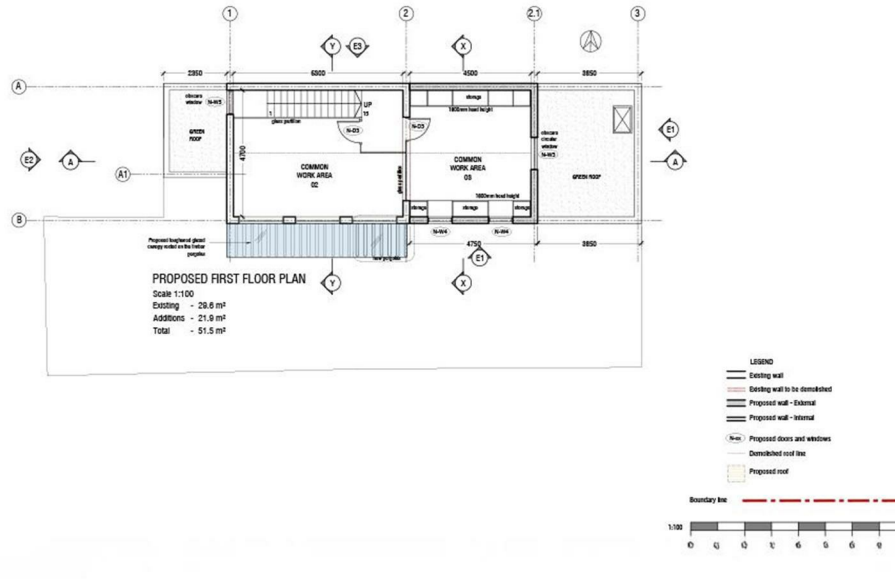
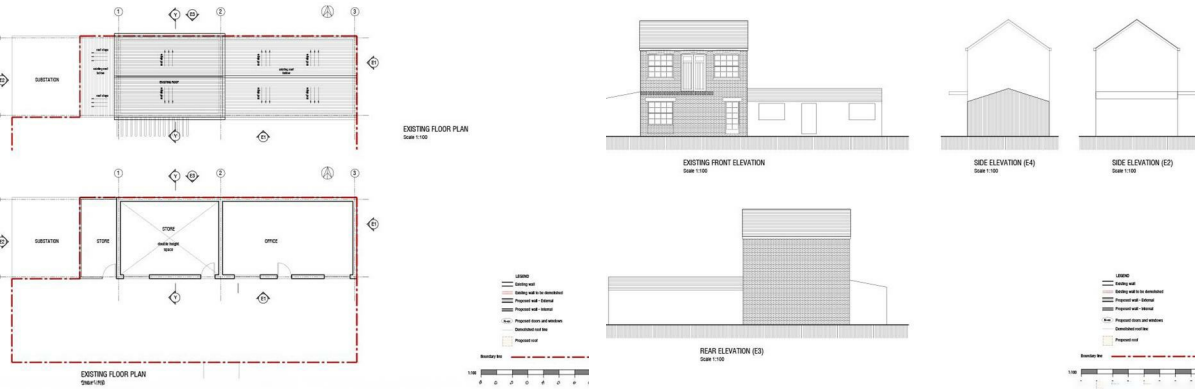
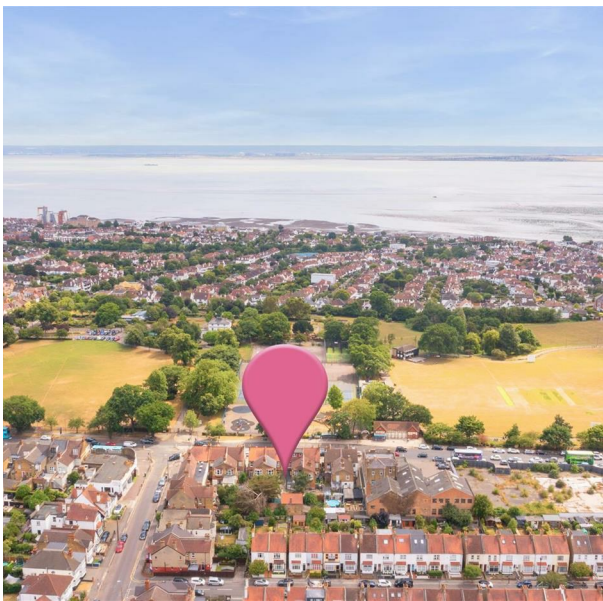


807 London Road, Westcliff-On-Sea, SS0 8NB
Offers Over £200,000



807 London Road, Westcliff-On-Sea, SS0 8NB

Offers Over £200,000

Council Tax Band: Exempt

Bear Estate Agents are pleased to present an exciting opportunity to acquire a development site located on London Road in the charming area of Westcliff-On-Sea. This property, previously used as a workshop, offers immense potential for those looking to expand or establish a business in a thriving community.

The site is ideally situated, providing easy access to a range of local amenities, ensuring convenience for both clients and employees. With a private drive and dedicated parking, this property is well-equipped to support a growing business's needs.

While the workshop may require some tender loving care, its inherent potential is undeniable. This is a fantastic chance for investors or entrepreneurs to transform the space into a vibrant hub for their operations. The location on London Road is not only prominent but also benefits from good foot traffic, making it an attractive proposition for various business ventures.

Planning Details

24/01323/FUL Convert vacant building to offices, erect part single and part two-storey side extensions, layout parking, bin storage and cycle parking

Utilities

The vendors have informed us the adjacent properties both benefit from power and water and gas. All interested parties are advised to make their own enquiries.

Situation

The site occupies a prominent location in the Southend City, Essex, ideal for growing business's. The site is offered on a vacant possession, with planning permission approved.

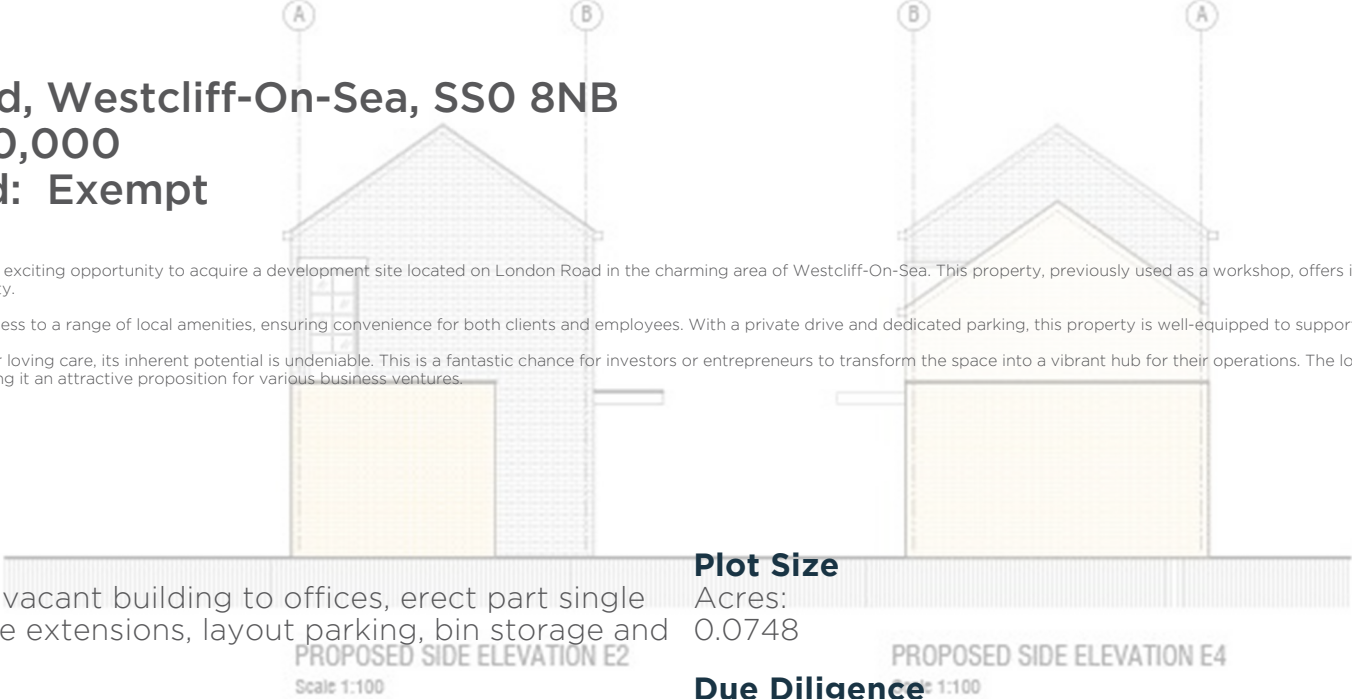
Tenure & GDV

The Property is held as FREEHOLD.

For comparable evidence, please enquire within.

Location

Situated directly opposite the beautiful Chalkwell Park, this prime London Road location in Westcliff-on-Sea offers excellent access to green space, seafront leisure, and vibrant local amenities. Just a short walk from Chalkwell station (c2c line to London Fenchurch Street), the property is ideally placed with bus routes and Westcliff station also nearby. The area boasts a variety of cafés, restaurants, shops, and supermarkets, alongside reputable schools, healthcare facilities, and the beach all within easy reach—making it a perfect blend of convenience, community, and coastal benefits.



Plot Size

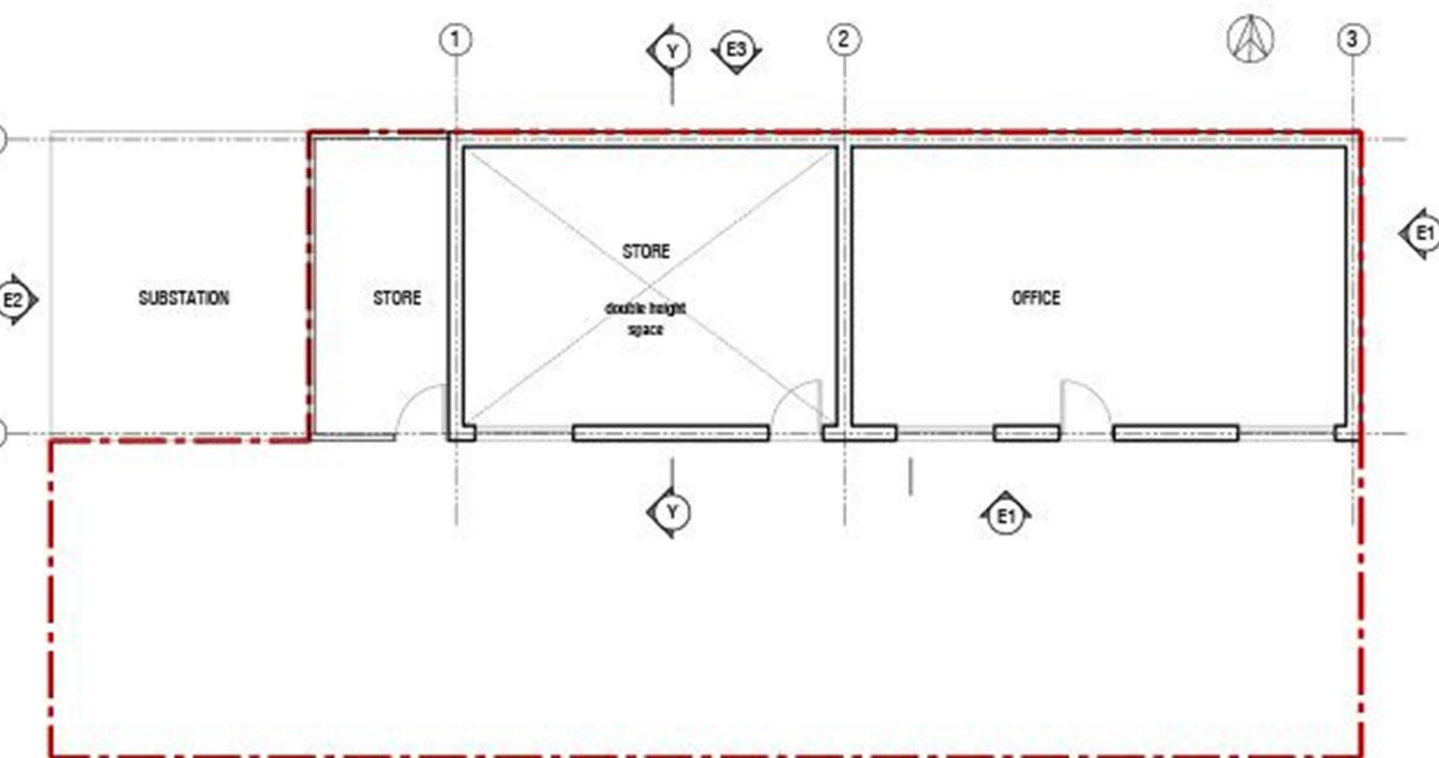
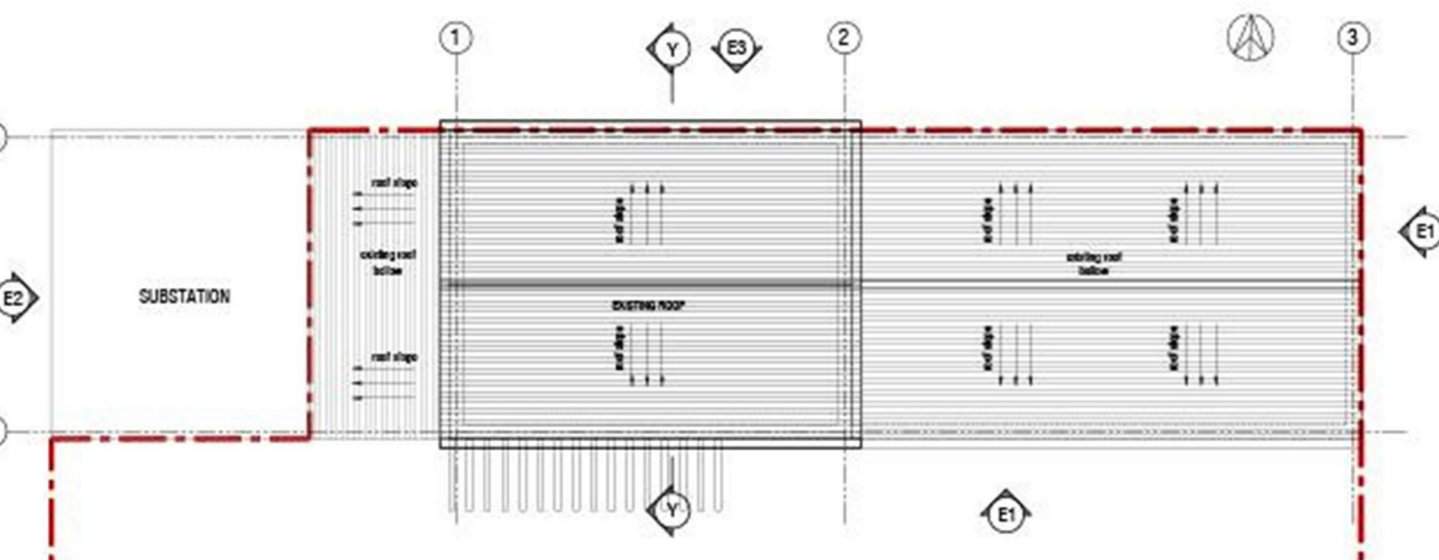
Acres:
0.0748

Due Diligence

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold
EPC - Unavailable



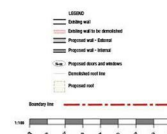
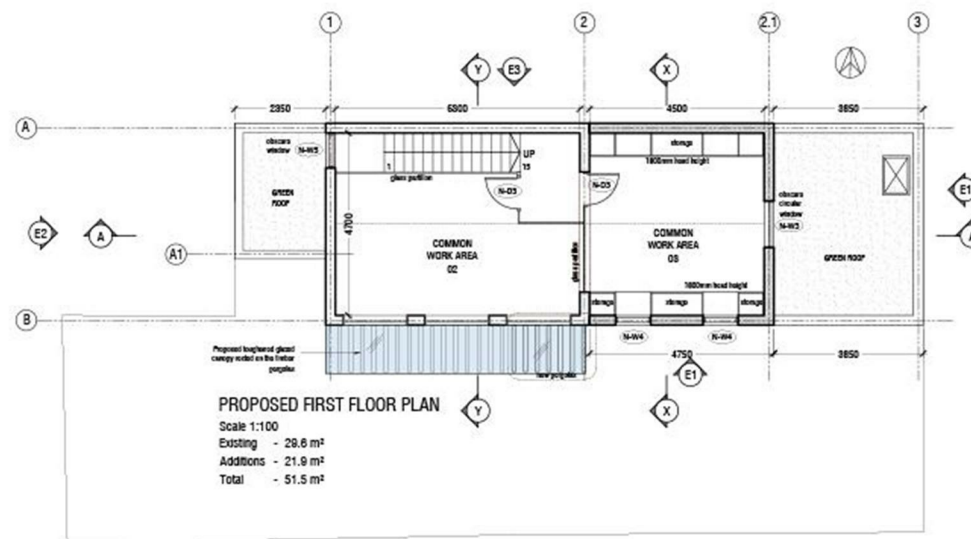


- LEGEND
- Existing wall
 - Existing wall to be demolished
 - Proposed wall - External
 - Proposed wall - Internal
 - Proposed doors and windows
 - Demolished roof line
 - Proposed roof

Boundary line

1:100







bear

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