

# SOUTHEND-ON-SEA



# FOR SALE

106 Lifstan Way  
Southend on Sea  
Essex  
SS1 2XF

**POTENTIAL DEVELOPMENT**  
**1513 SQ. FT. ( 141 SQ. M. )**

-  Potential Development (STP)
-  Corner Position
-  Additional Building To The Rear
-  Ample Parking
-  Offers in the Excess of £425,000



**Ayers & Cruiks**  
COMMERCIAL

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**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Situated at the intersection of Lifstan Way, close to local bus transportation and Southend seafront, this two-story property operates as a veterinary clinic. Boasting multiple rooms, and ample parking spaces for around six cars, the current layout features various suites suitable for office purposes. Additionally, there is an additional building to the rear currently dedicated to X-ray and theater rooms, utilized by the established Medivet.

The property also could suit a variety of uses (STP) or could offer potential development (STP). Please note the first floor is currently used as clinical space but has residential use.



## ACCOMMODATION

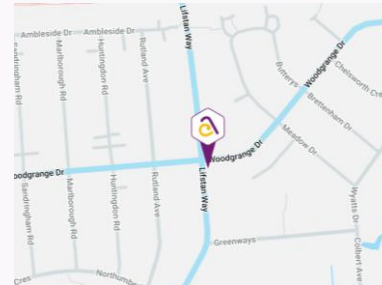
	SQ. FT.	SQ. M.
First Floor	580	54
Ground Floor	600	56
Additional Building	333	31
<b>TOTAL</b>	<b>1,513</b>	<b>141</b>

## EPC

D -78

## LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



## BUSINESS RATES

Rateable Value	UBR	Rates Payable
£16,000	49.9	£7,984

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

## TENURE

Freehold

## PRICE

Offers in Excess Of £425,000 Plus VAT if Applicable

## USE CLASS

E

## 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.

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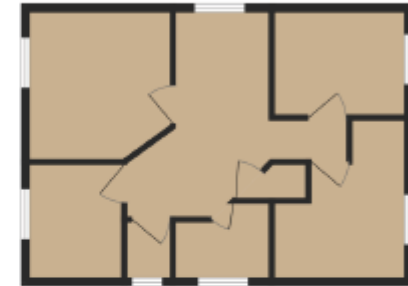
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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