

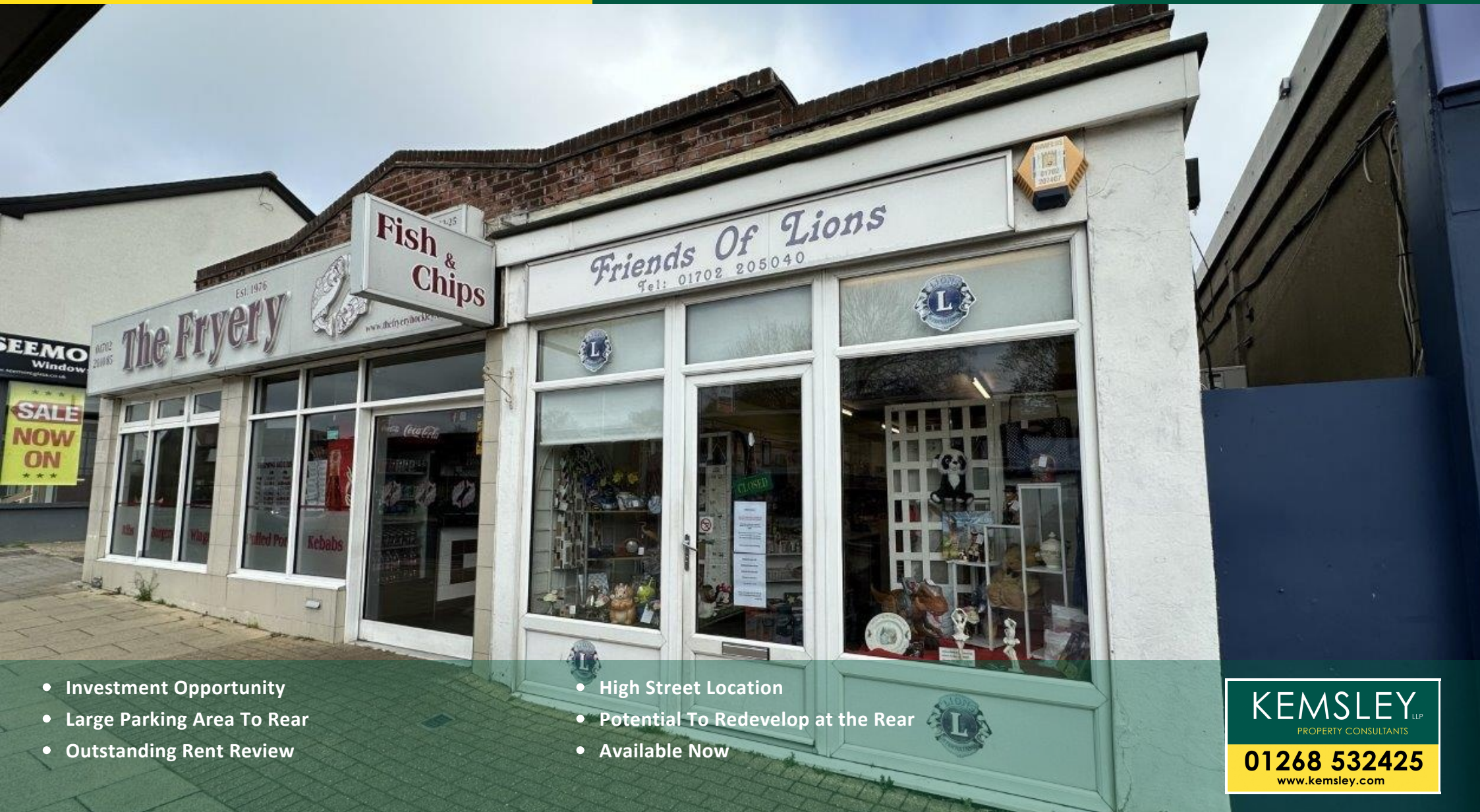
FOR SALE

Investment Opportunity

1,321 sq. ft. (123 m²)

27 SPA ROAD

Hockley, Essex, SS5 4AZ

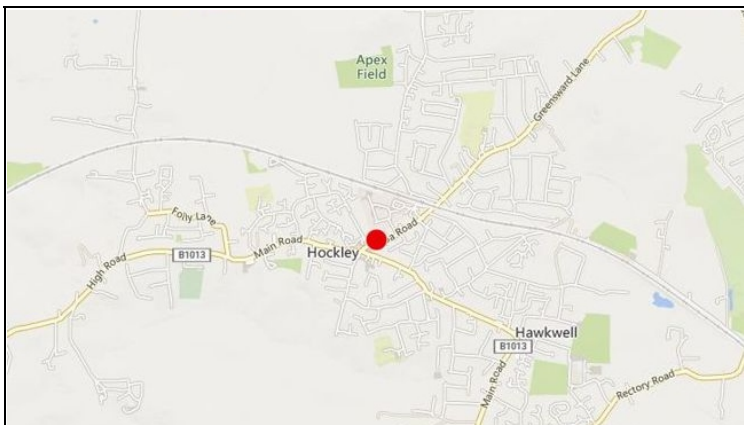


- Investment Opportunity
- Large Parking Area To Rear
- Outstanding Rent Review

- High Street Location
- Potential To Redevelop at the Rear
- Available Now

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Hockley is situated on the edge of the Thames Gateway Area approximately 40 miles east of central London accessed via the A130 and A127 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 and national motorway network. Hockley has a main line railway station providing regular services to the City. Hockley town centre provides all local amenities with main amenities situated in Rayleigh town centre which is approximately three miles distant.

DESCRIPTION

This character single storey semi-detached retail premises is located on a prominent position of Spa Road, Hockley, a busy local retailing position. The property is currently let to 'Friends of Lions', who are running a charity shop and have been in occupation since 1995, their current agreement has come to an end and terms are being negotiated on a new lease with a proposed rent of £19,000. A slight increase from the £17,500 per annum currently being achieved. There is a two-storey building at the rear included within the letting that could suit later redevelopment to residential STPP.

ACCOMMODATION

Ground Floor	942 sq. ft. (88 m ²)
First Floor	379 sq. ft. (35 m ²)
Total	1,321 sq. ft. (123 m²)

The above floor areas are approximate and have been measured on a net internal basis.

PRICE

Offers in Excess of £300,000

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £13,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £6,736.50.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Ashley Pearson
Tel: 01268 290298 / 07813 973113
Email: ashley.pearson@kemsley.com

David Sewell
Tel: 01268 290299 / 07837 409316
Email: david.sewell@kemsley.com

Ref: AB2713



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