

FOR SALE

Commercial Unit & Yard Investment

Commercial Unit: 2,199 sq. ft. (204 m²)

Yard: 2,500 sq. ft. (232.2 m²)

14 TOWERFIELD CLOSE

Shoeburyness, Southend-On-Sea, Essex, SS3 9QP

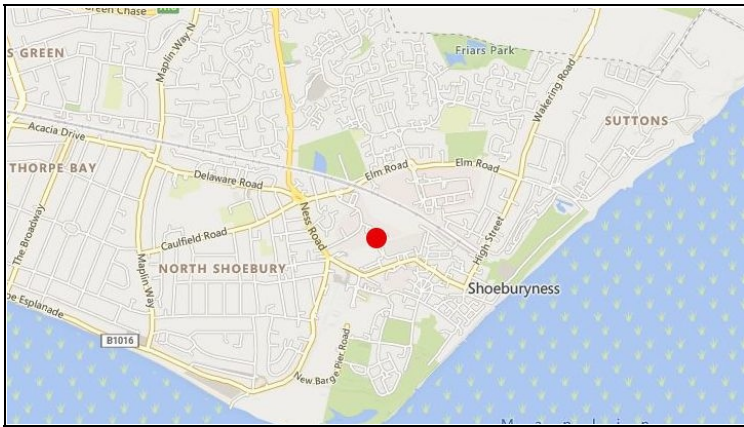


- Well Established Industrial Estate
- Palicade Fenced
- Producing £28,800 Per Annum

- Commercial Unit and Separate Yard
- Let To Two Separate Tenants
- Potential For Development STPP

KEMSLEY LLP
PROPERTY CONSULTANTS

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LOCATION

Shoeburyness is situated in the Thames Gateway approximately 50 miles to the east of central London and 4 miles to the east of Southend-on-Sea accessed via the A13 trunk road which provides good communications throughout the South East Essex Area and direct links to the M25 motorway which is some 30 miles distant. Shoeburyness main line railway station provides frequent services to London Fenchurch Street.

DESCRIPTION

The opportunity comprises a detached warehouse together with a parcel of fully secured commercial land. The areas are split by a shared access road outside of our clients ownership. Each element is let separately producing £19,800 (warehouse) and £9,000 (yard) totalling £28,800 per annum. Copies of the leases are available upon request. Subject to planning permission the commercial yard could hold some later development potential.

ACCOMMODATION

Ground Floor Warehouse	1,923 sq. ft. (179 m ²)
First Floor Office	275 sq. ft. (26 m ²)
Total	2,199 sq. ft. (204 m²)
Commercial Yard	2,500 sq. ft. (232 m ²)

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

TENURE

The property is available on a freehold basis, further detail upon application.

PRICE

Freehold interest at an asking price of £550,000.

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 £14,500 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £7,235.50.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of E.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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