

FOR SALE

Mid Terraced F1 premises

6,118 sq. ft. (568 m²)

UNIT 10, VICTORIA BUSINESS PARK

Short Street, Southend-On-Sea, Essex, SS2 5BY

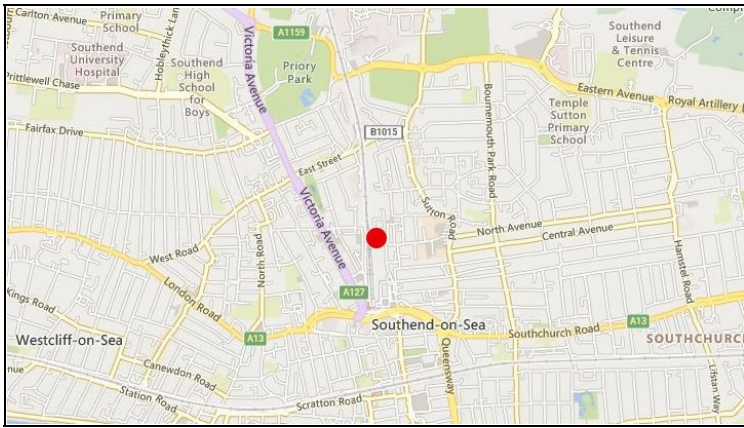


- F1 Use Class
- 9 Car Parking Spaces
- Passenger Lift

- Could Suit Alternative Uses
- Town Centre Location
- Vacant Possession Upon Completion

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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LOCATION

Southend-on-Sea is situated in the Thames Gateway area approximately 45 miles to the east of central London accessed via the A13 and A127 arterial roads providing good communications throughout the southeast Essex area and direct links to the M25 and national motorway network. Southend-on-Sea has two mainline railway stations providing services to The City. Southend-on-Sea is the largest town within Essex having a population of 165,000. If the outlying areas are included the population is 250,000. The town centre therefore serves a large population and is an important commuting town.

DESCRIPTION

A mid-terraced industrial premises on a well-established industrial park in Southend. The unit benefits from the addition of a full office mezzanine floor. The building was most recently occupied by South East Essex College as a music school/college and therefore benefits from F1 Use Class (formerly D1). The property will be vacant from September this year. We are advised that there are 9 car parking spaces included with the unit.

ACCOMMODATION

Ground Floor	3,350 sq. ft. (311 m ²)
Mezzanine Offices	2,769 sq. ft. (257 m ²)
Total	6,118 sq. ft. (568 m²)

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

TENURE

999 year Long Leasehold from 1st January 2002. Also available on an FRI lease.

PRICE/RENT

£695,000 Virtual Freehold or £50,000 per annum.

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 £52,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £28,392.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Ryan Jones

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Email: ryan.jones@kemsley.com

David Sewell

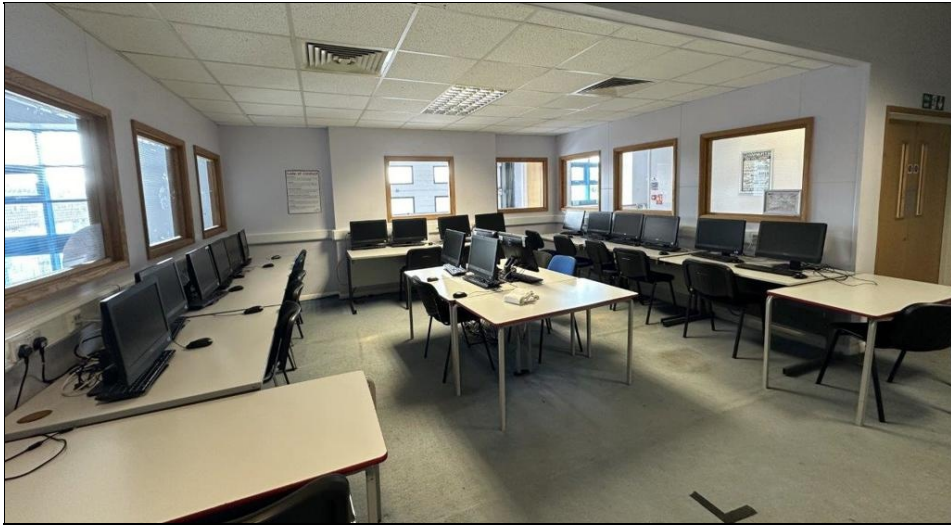
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