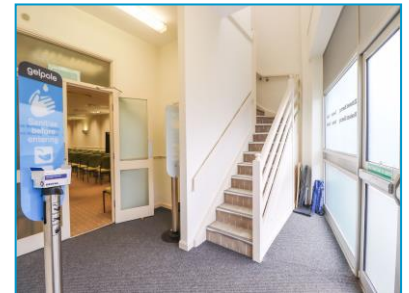




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Leigh Road, Leigh-On-Sea



Morgan Brookes believe - This commercial property is not to be missed! Located in the highly desirable Leigh-on-Sea area, it offers a fantastic development opportunity! The property not only boasts a brilliant position on the popular Leigh Road, but has ample space throughout, comprising of three large receptions, three W/Cs, a kitchen and a private courtyard!

Key Features

- Residential First Floor Opportunity (STPP)
- Includes Freehold For Business Premises & Dwelling Above.
- Three Large Receptions.
- Kitchen & Three W/Cs.
- A Private Courtyard.
- Fantastic Location On The Highly Desirable Leigh Road.
- Short Walk To Chalkwell Main Line Station.

£600,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



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Leigh Road, Leigh-On-Sea

Entrance

Double glazed double door leading to Entrance Hallway.

Entrance Hallway

17' 7" x 13' 1" (5.36m x 3.98m)

Double glazed windows to front aspect, stairs leading to first floor accommodation, cupboard housing electrical system and meters, carpeted flooring, door leading to Disabled Toilet, double doors leading to Main Ground Floor Reception.

Disabled Toilet

6' 7" x 5' 2" (2.01m x 1.57m)

Wash hand basin, low level W/C, panel heater, smooth ceiling, wood effect flooring.

Main Ground Floor Reception

51' 8" x 17' 2" (15.74m x 5.23m)

Stage to rear, wall lights, suspended ceiling with lighting, air conditioning / heating system, projector system, fire door to side access.

First Floor Landing

29' 2" x 6' 4" (8.88m x 1.93m)

Obscure double glazed window to front aspect, electric panel heater, coving to ceiling, carpeted flooring, doors leading to:

Mens Bathroom

12' 3" x 10' 5" (3.73m x 3.17m)

Double glazed windows to front aspect, vanity hand basin, two separate W/Cs, complementary tiled walls, smooth ceiling.

Ladies Bathroom

12' 8" x 11' 3" (3.86m x 3.43m)

Wash hand basins, separate W/Cs, complementary tiled walls, smooth ceiling, carpet flooring.

Kitchen

12' 4" x 6' 6" (3.76m x 1.98m)

Fitted with a range of base and wall mounted units, space for plumbing & appliances, roll top work surfaces incorporating stainless steel sink and drainer, splash back tiling, coving to ceiling, carpeted flooring.

Inner Landing

14' 4" x 3' 10" (4.37m x 1.17m)

Carpet flooring, doors leading to:

Mid First Floor Reception

15' 2" x 14' 4" (4.62m x 4.37m)

Double glazed window to side aspect, smart heaters, smooth ceiling, carpet flooring.

Rear First Floor Reception

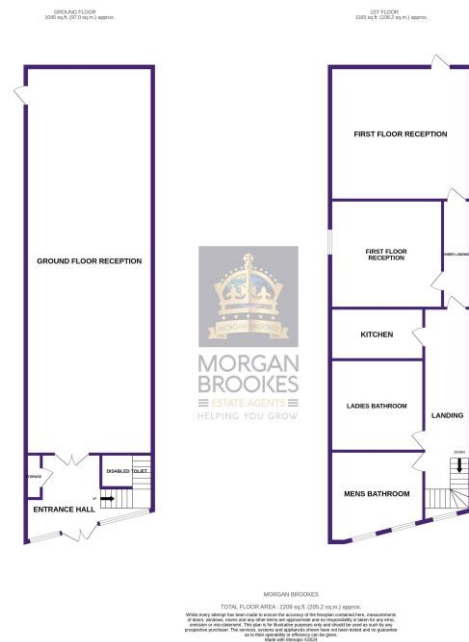
19' 1" x 17' 8" (5.81m x 5.38m)

Air conditioning system, coving to ceiling, carpet flooring, fire door to rear aspect.

Rear Courtyard

34' 3" x 18' 8" (10.43m x 5.69m)

Hardstanding, side access.



Local Authority Information
Southend-on-Sea Borough Council

01268 755626

morganbrookes.co.uk

£600,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.