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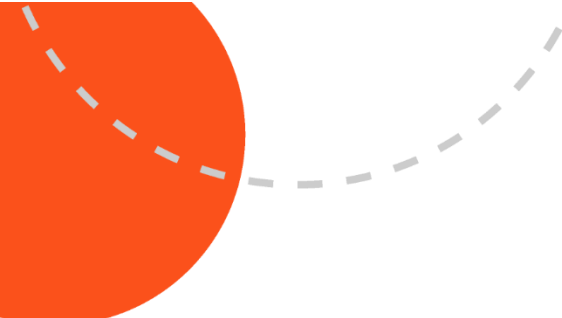
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123 & 123a High Road, Benfleet, Essex, SS7 5LN

Commercial Shop & Two Bedroom First Floor Flat / Price: £425,000 / Tel: 01702 207720

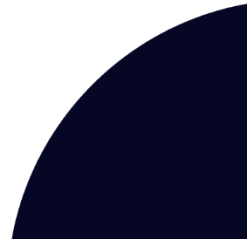
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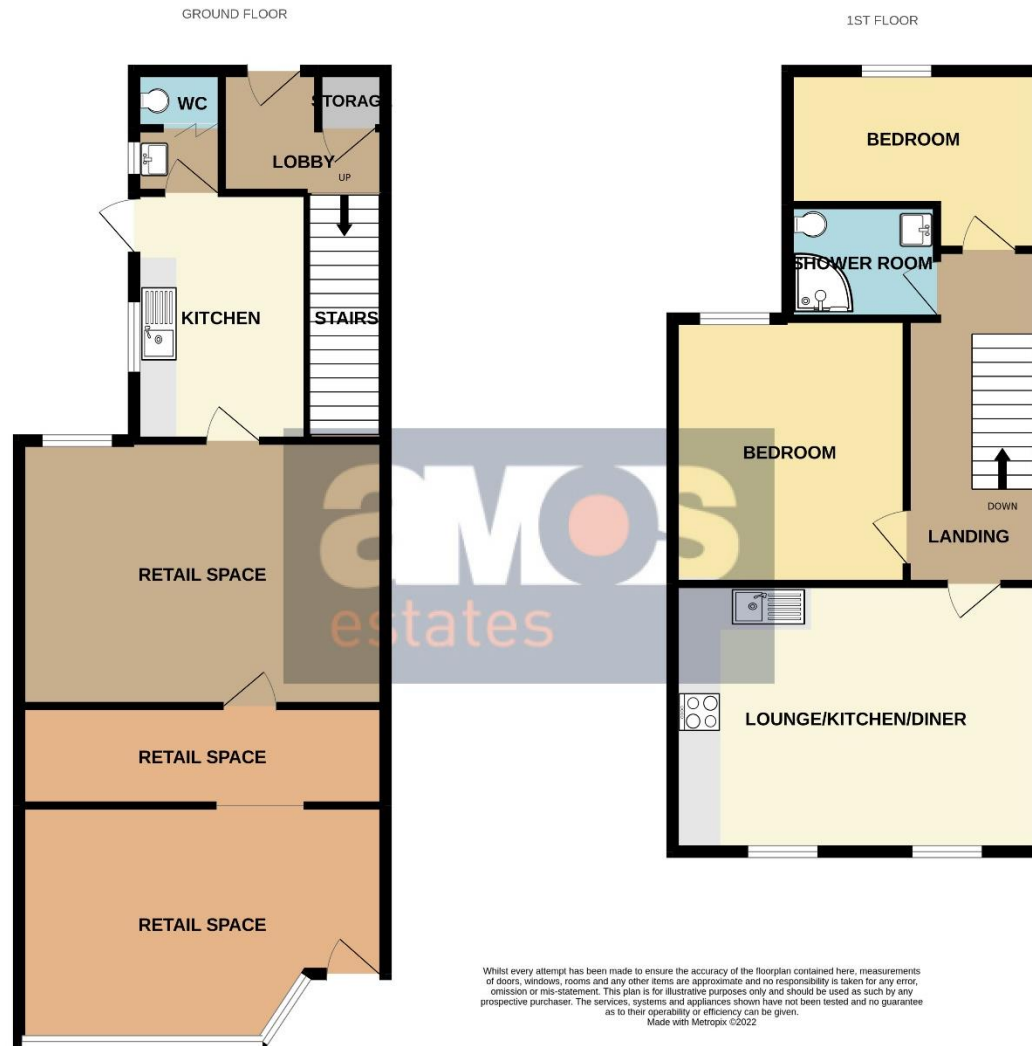
What a great opportunity to acquire this freehold property which has been refurbished throughout and is located within the High Road at South Benfleet. On the ground floor you find a bright, well decorated 625 sq. ft commercial unit with both street and rear access. On the first floor you find a spacious **two-bedroom** flat which is currently let upon an assured shorthold tenancy.

The property stands on a good size plot with garden and off-street parking for four vehicles.

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**A space to
call home.**



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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Highlights

- / Mixed Commercial/Residential Property
- / Main High Street Location
- / Ground Floor Vacant Shop Premises
- / First Floor Two Bedroom Flat
- / Landscaped Rear Garden
- / Private Parking at Rear
- / Flat Let on AST at £1,000 pcm
- / Anticipated Rental Value of Ground Floor £12,000 pax
- / Keys Held For Immediate Viewing



Entrance door to;

Retail Space /

17'5 X 11'2

Glazed shop front, floor covering, smooth plastered ceiling, radiator arch way to;

Retail Space /

17'5 X 4'8

Floor covering, textured ceiling, power points, dado rail.

Retail Space /

17'5 X 12'7

Double glazed window to rear aspect, floor covering, smooth plastered ceiling, fireplace, radiator.

Kitchen /

11'9 X 8'3

Grey units at base level, inset stainless steel sink unit with drainer, smooth plastered ceiling, double glazed window to side aspect, double glazed door to side aspect, power points, tiled work areas, radiator.

Cloakroom /

5'8 X 4'2

Low level WC, vanity unit with inset sink with separate taps, floor covering, coved and textured ceiling, tiled walls, floor covering, wall mounted combination boiler.

Parking /

Parking spaces for 4 vehicles.



First Floor Flat /

Lounge/Kitchen /

17'0 x 15'0

Two double glazed windows, fitted carpet, power points, radiators, open plan to kitchen area with modern units to eye and base level with work surfaces over incorporating sink and drainer unit, integrated hob, integrated oven, wood effect flooring, power points.

Bedroom One /

12'4 x 11'7

Double glazed window, radiator, power points, fitted carpet.

Bedroom Two /

10'11 x 8'0 > 5'0

Double glazed window, radiator, power points, fitted carpet.

Shower Room /

6' x 4'11

Obscure double glazed window, low flush WC, wash basin, large shower cubicle, tiled flooring, partly tiled flooring, shaver point.

Outside /

Private rear garden laid to lawn with shrub borders, off street parking for two vehicles.



PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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