



SALES | LETTINGS | MANAGEMENT

**CHIDDICKS**

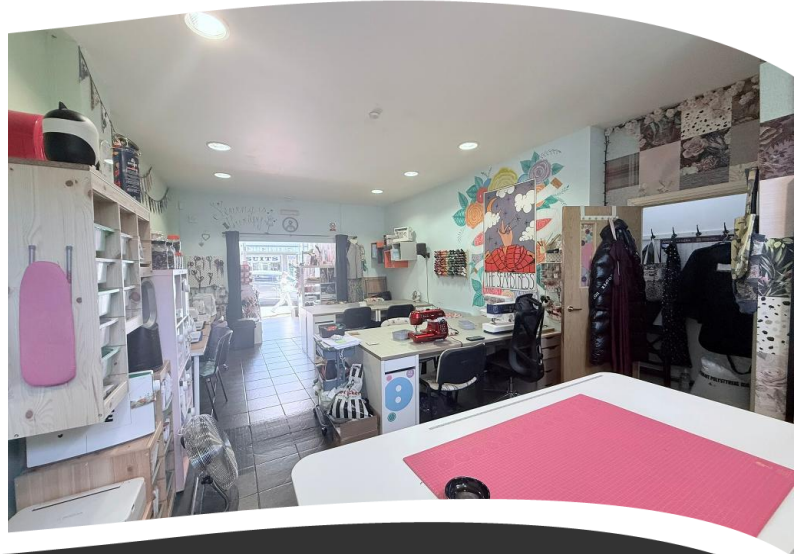
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## Commercial Investment

Hamlet Court Road, Westcliff on Sea, SS0 7EU

**£350,000**



- Mixed Freehold Investment • Potential Income of £28,800pa • Ground Floor Lock up Shop • Two Double Bedroom Maisonette • Balcony • No Onward Chain •

Renowned Hamlet Court Road



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Presenting an exceptional mixed residential and commercial investment opportunity, perfectly positioned in the vibrant heart of Westcliff on Sea. This freehold property comprises a well-appointed ground floor lock up shop, ideal for retail or office use, paired with a spacious two double bedroom maisonette above.

The maisonette offers comfortable accommodation across two levels, featuring generous double bedrooms, a modern bathroom, and spacious living areas. With its good condition throughout, this residence ensures immediate comfort for tenants or potential owners.

Occupying a prime spot on renowned Hamlet Court Road, the property benefits from significant footfall and an array of independent shops, boutique cafés and essential amenities right on the doorstep. The areas energy and diverse clientele make it a sought-after destination for both business owners and residents alike.

Excellent transport links enhance the property's appeal, with Westcliff mainline train station just a short walk away, providing swift, direct access to London Fenchurch Street; making it ideal for commuters. Seafront attractions, parks and leisure facilities add further allure to the location, ensuring strong ongoing demand from both residential and commercial tenants.

With a potential income of £28,800 per annum, this property offers a sound investment with great future potential. To experience all that this mixed-use property has to offer, arrange a viewing today.

# Property Description

## Exterior

**Agents Note - Important Notice:** To help viewers visualise the space, all or selected photos within this marketing material have been assisted by AI technology (e.g., virtual furniture staging, sky enhancement, decluttering but not limited to these examples ). These images are for illustrative purposes only and should not be relied upon as an exact representation of the property's current state. Buyers are advised to verify all details during a physical viewing

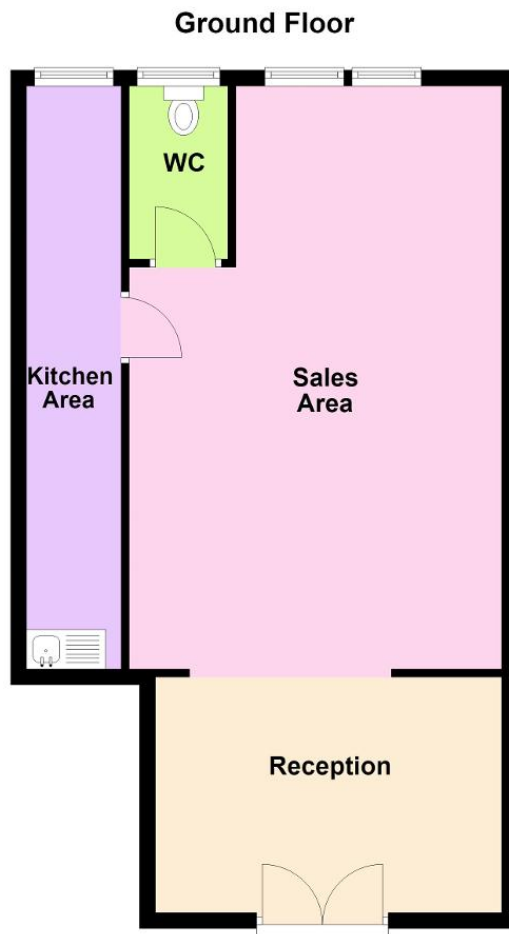


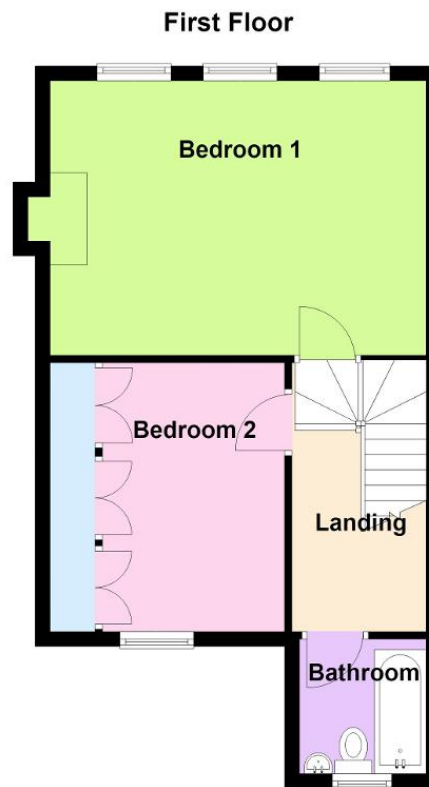
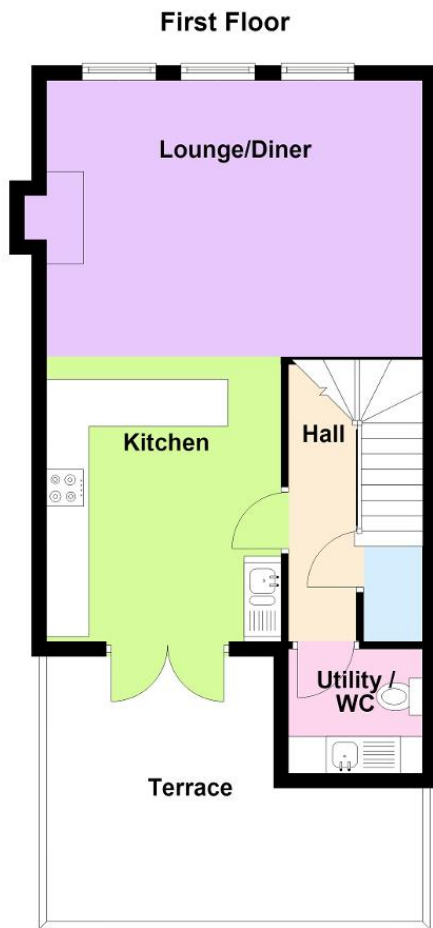






## Floorplan(s)





| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      | <b>71 C</b> | <b>77 C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.