

**Highfield Lodge,
2 Wilson Road, Southend-On-Sea
Essex, SS1 1HG**



**FOR SALE, SOUTHEND-ON-SEA ESSEX,
6 QUALITY APARTMENTS COMPRISING AN INVESTMENT/BUSINESS
OPPORTUNITY**

**DEDMAN
GRAY**
COMMERCIAL

A distinctive building which has been sympathetically converted into 6 luxury apartments, comprising 5 one double bedroom apartments and a larger 2 bedroom apartment. Each is completely self-contained, the one bedroom apartments having an open-plan lounge and kitchen, and the 2 bedroom apartment has the benefit of a large separate kitchen/diner in addition to its lounge. There is a large shared garden to the rear of the property. Having originally been run as serviced apartments for business and holiday lets on a short and long term basis, the apartments are now let on standard Assured Shorthold Tenancies currently generating an income of £61,920 per annum.

In a popular Conservation area and conveniently located adjacent close to Cliff Gardens and within walking distance of the Railway Station and seafront. Other nearby landmarks include the Cliffs Pavilion Theatre and the Towns vibrant night time Restaurant scene and outstanding shopping centre.



Accommodation:

All room measurements were taken from the EPC's, as follows:

Room 1: 376 sq.ft.
Room 2: 365 sq.ft.
Room 3: 505 sq.ft.
Room 4: 301 sq.ft.
Room 5: 355 sq.ft.
Room 6: 355 sq.ft.

Features:

- 6 Luxury Apartments
- All Fully Furnished
- Walking Distance Of Stations
- All Apartments Self Contained
- In Popular Conservation Area
- Super Business/Investment Opportunity

Tenure: Freehold.

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend City Council – 01702 215004) to ensure that any proposed use is in accordance with the current planning policy.

Method Of Sale:

This opportunity comprises the sale of assets only, being the freehold property and fixtures and fittings.

Services:

We understand that the property benefits from all mains services but interested parties are advised to make their own enquiries to ensure their presence and adequacy.

Council Tax:

The apartments are listed for Council Tax with 5 under band 'A' and the other band 'B'.

Energy Performance Certificates (EPC's):

Copies are available on request, with ratings varying from C-E.

VAT: The property is not elected to tax and therefore VAT is not payable.

PRICE: £1,050,000 FREEHOLD



Viewing Arrangements: Strictly by prior appointment via Dedman Gray Property Consultants.

For further information or to arrange a viewing contact:

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