

# oakheart



£75,000

Price Guide  
Richmond House, Southend-On-Sea

- Storage Unit – Approx. 1,230 Sq. Ft.
- Just Off Victoria Avenue
- Offered with Full Vacant Possession
- Overall Rear Store with 3.5m Head Height
- Ground Floor Position
- Parking for 1 Vehicle

\*\*STORAGE UNIT USE\*\* Located just off Victoria Avenue, this ground floor unit forms part of the 53-apartment block at Richmond House and is offered with full vacant possession.

The property extends to approximately 1,230 sq. ft. overall (measured on a gross internal basis) and is arranged to provide predominantly storage accommodation, including a substantial rear store of approximately 515 sq. ft. with 3.5m head height. The unit also benefits from ancillary areas, WC facilities, kitchen provision and parking for one vehicle.

Please note: The property benefits from permitted consent for storage use only. Any alternative use would be subject to the necessary planning permission and landlord's consent.

#### Tenure

Available by way of a 191-year lease (virtual freehold), subject to a ground rent of £350 per annum.

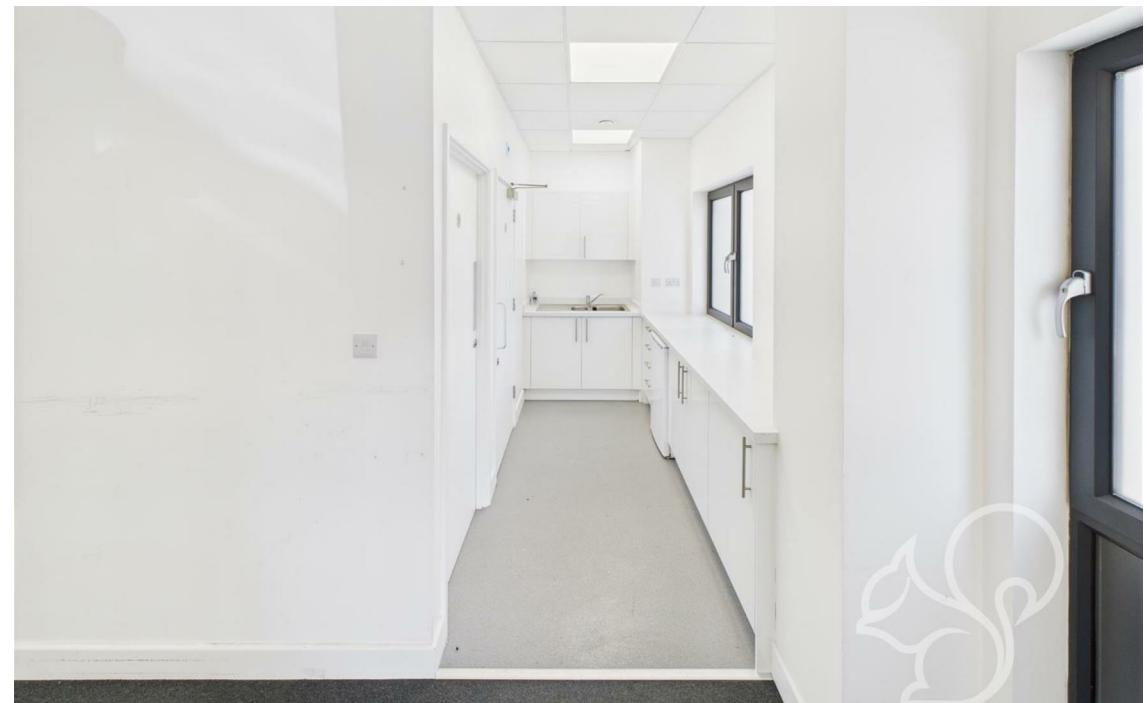
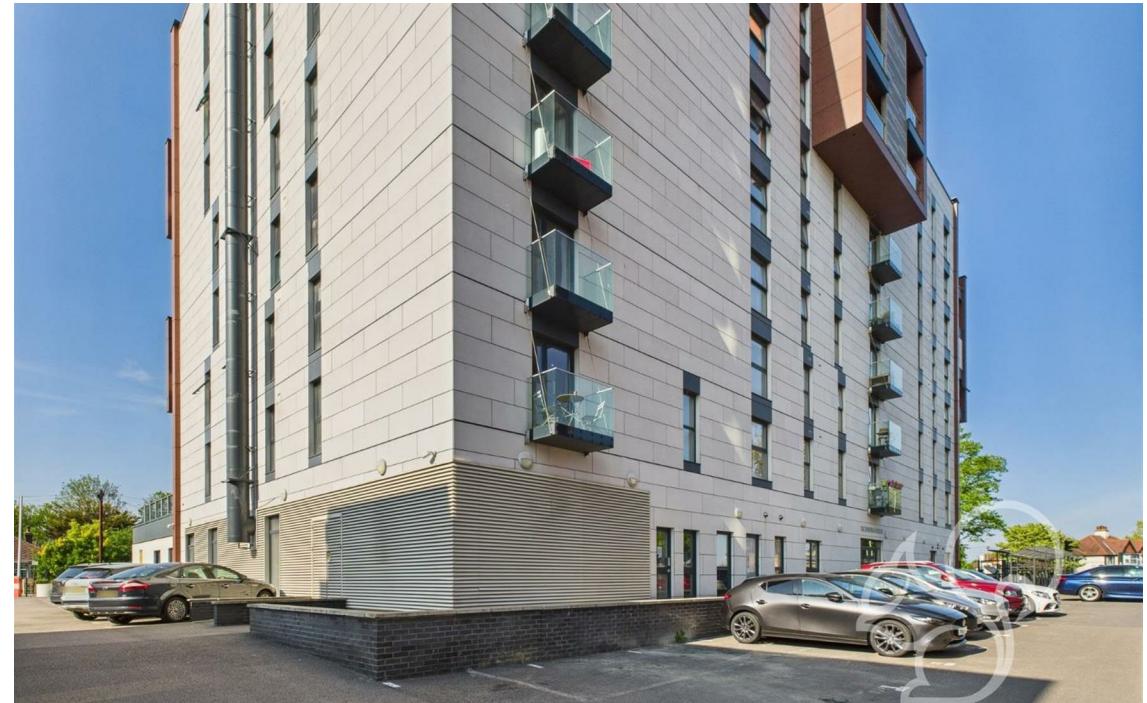
Service charge estimate for the current year is £689.15 per month plus VAT.

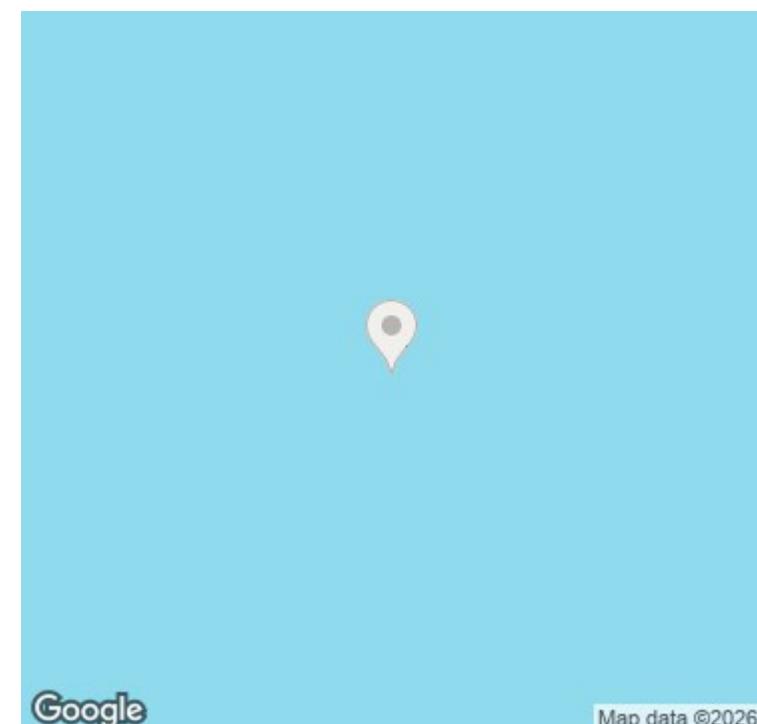
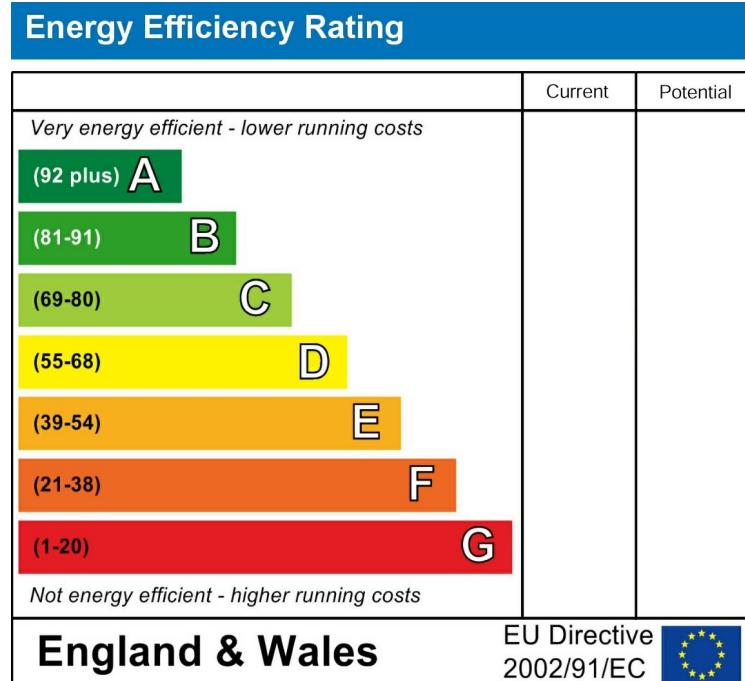
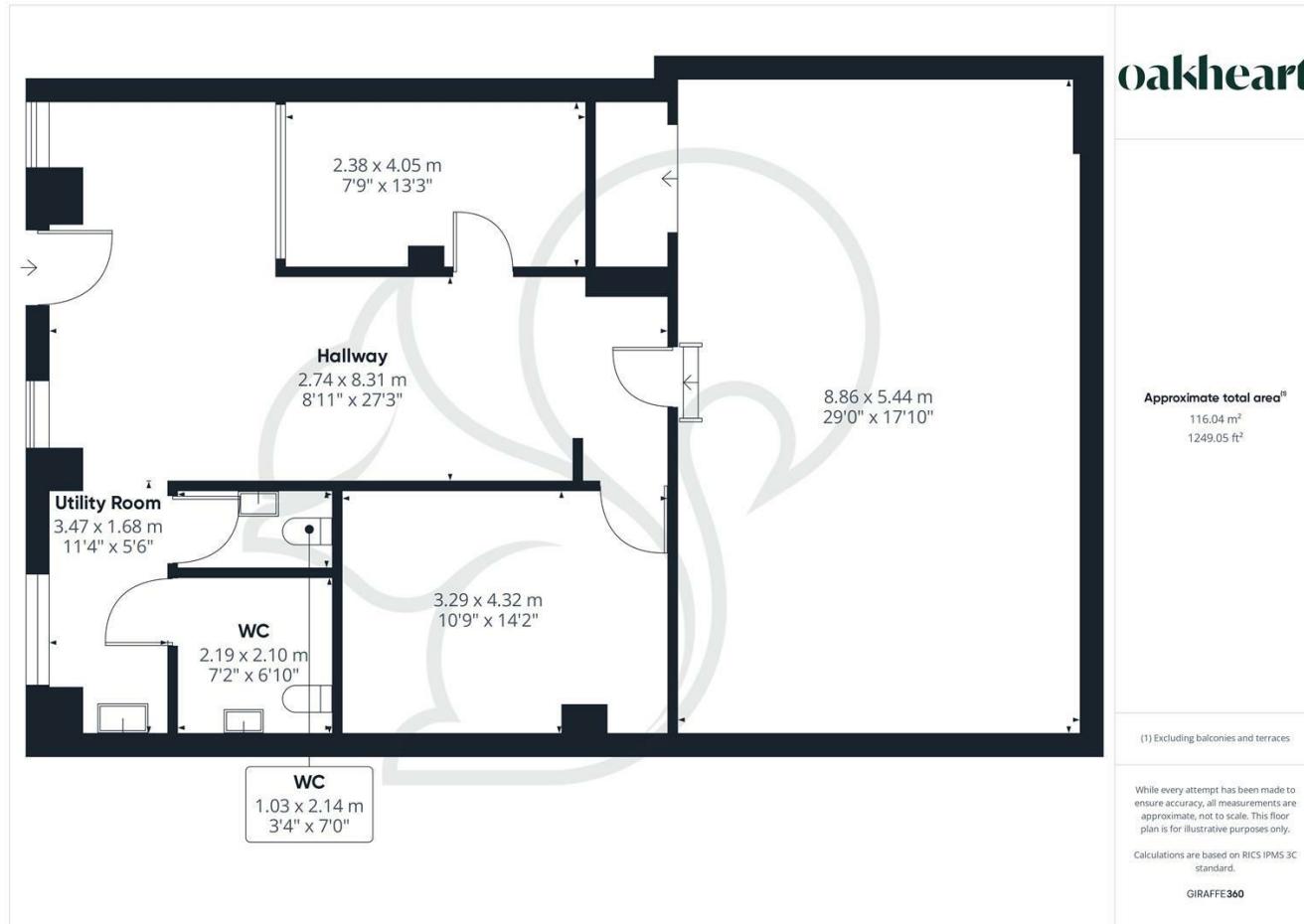
#### Business Rates

Interested parties are advised to make their own enquiries regarding any Business Rates payable.

#### Legal Fees

Each party to be responsible for their own legal fees.





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