

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.

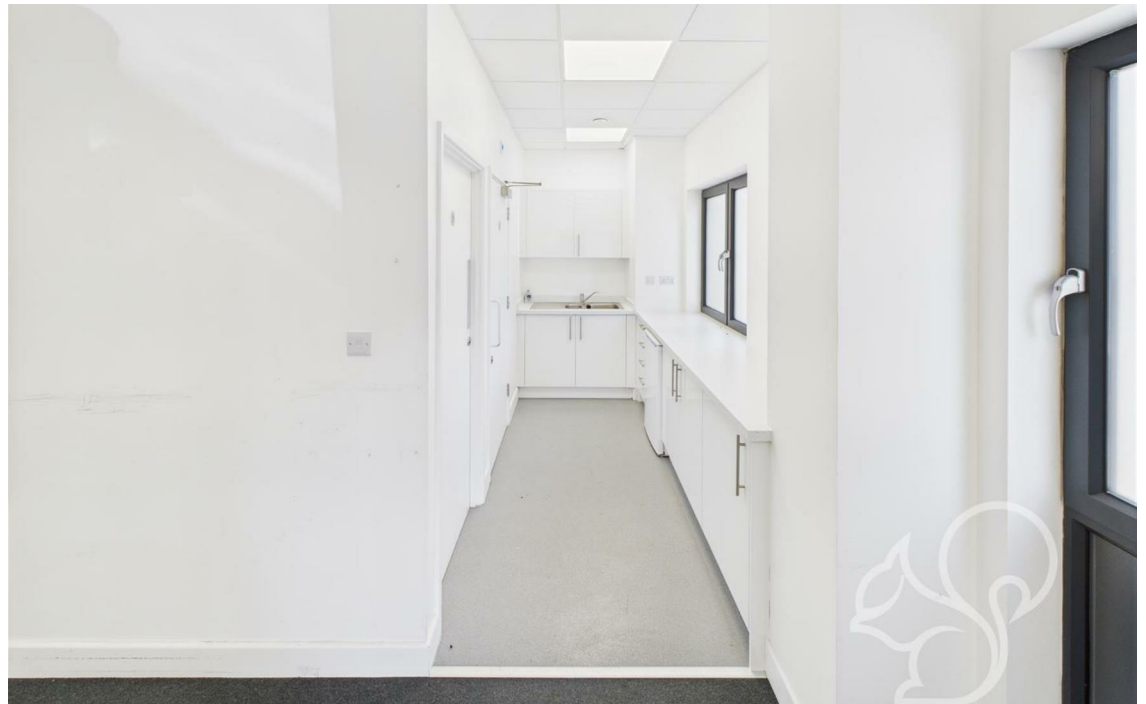
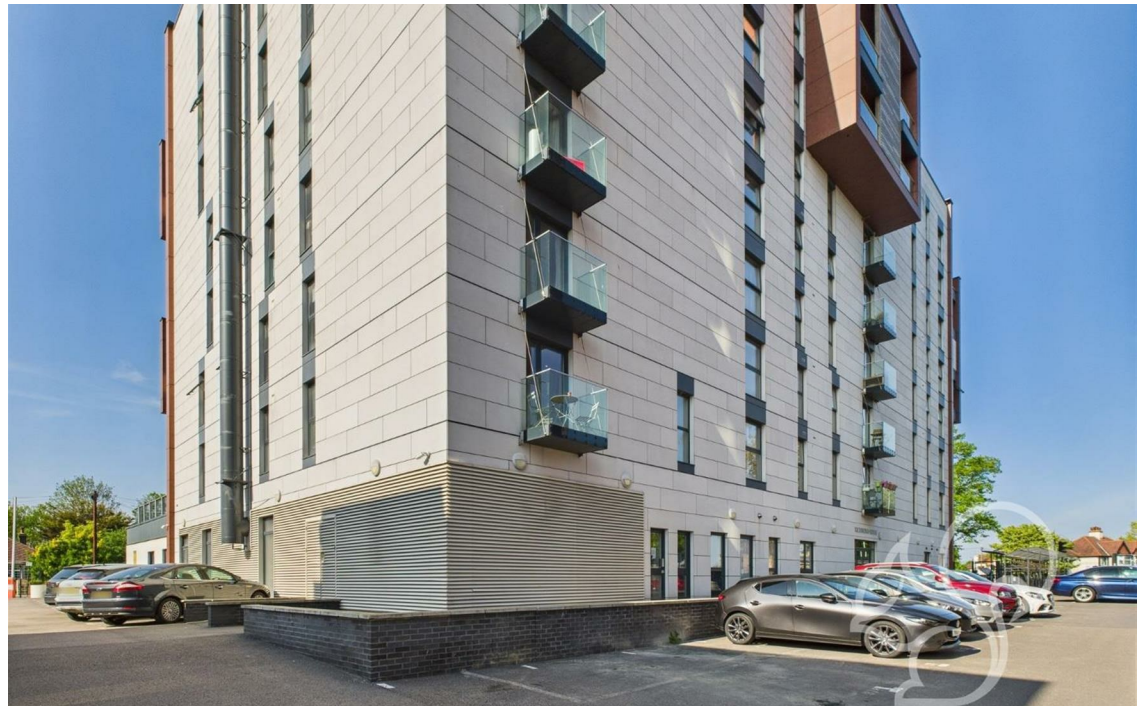
Service charge estimate for the current year is £689.15 per month plus VAT.

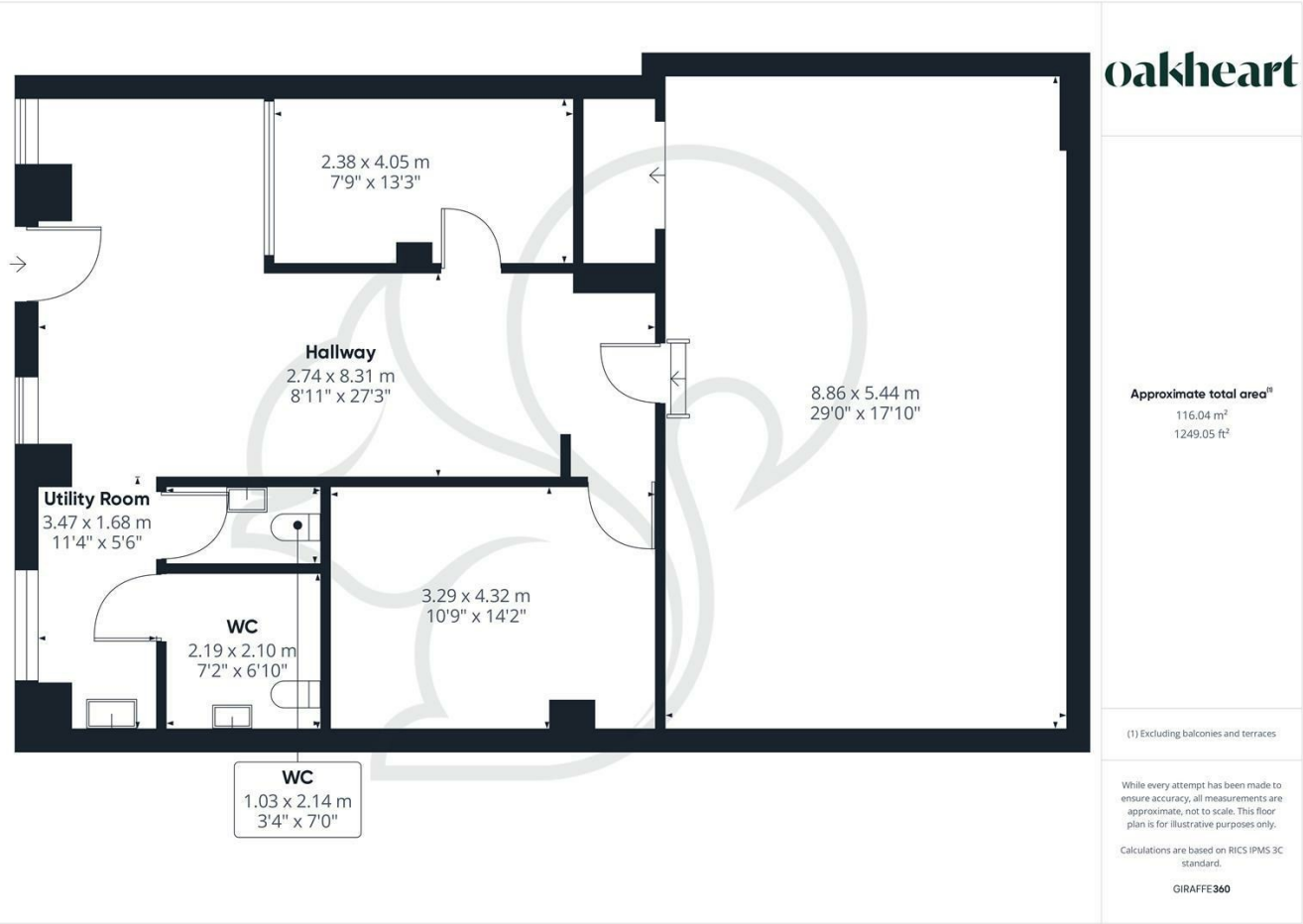
Business Rates

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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