



HAIR & SON
THE ESTATE OFFICE

Lot No:

573 & 573a London Road,
Westcliff-on-Sea,
SS0 9PQ

FREEHOLD



For Sale by Auction

Guide Price £165,000

SITUATION AND DESCRIPTION

FOR SALE BY AUCTION
ON THE 3RD OCTOBER 2019 AT
SAXON HALL
AVIATION WAY
SOUTHEND ON SEA
ESSEX
SS2 6UN
STARTING AT 3PM

A mixed commercial building comprising ground floor lock up shop subject to a 4-year Lease and vacant upper part in need of refurbishment. The property is situated in a sought-after location in convenient position and ideal for an investor or developer.

ACCOMMODATION

GROUND FLOOR

Recessed entrance.

Shop area: 14'2" narrowing to 12'2" x 17' (4.31m narrowing to 3.7m x 5.18m)

Office/store: 12'9" x 12'4" (3.88m x 3.75m) Storage cupboard.

Kitchen: 10'9" x 7'4" (3.27m x 2.23m) Sink unit. Door to rear.

W.C. and rear lobby.

FIRST FLOOR

Entrance door to hall and stairs leading to first floor.

Landing with access to loft space and storage cupboard. Doors to:

Room 1: 19'1" x 16'8" (5.81m x 5.08m) Window to the front.

Room 2: 13'3" x 12'8" (4.03m x 3.86m) Window to the rear.

Room 3: 12'6" x 9'3" (3.81m x 2.810m) Window to the rear.

Kitchen: 8'3" x 7'10" (2.51m x 2.38m) Window to the side. Wall mounted and floor standing storage cupboards. Work tops. Sink unit.

Bathroom/w.c: Window to the side. Suite comprising bath, wash basin and low level w.c.

TENURE

Freehold

TENANCY

The ground floor shop is subject to a 4-year Lease commencing 16th June 2016 at a rent of £6,900 per Annum.

The first floor is vacant.

AUCTIONEERS NOTE

Planning consent was approved by Southend on Sea Borough Council under ref: 14/01781/FUL on the 2nd March 2015 for a change of use on the first floor from existing offices to a self-contained flat. The consent has now lapsed

ENERGY PERFORMANCE RATING - TBC

VIEWING

By appointment with the Auctioneer and at the courtesy of the Tenant.

Hair & Son – 01702 394959

www.hairandson.co.uk

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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