



FREEHOLD – ASKING PRICE - £360,000

Hair and Son are delighted to offer to the market this freehold mixed commercial/residential opportunity located within Milton Road, Westcliff-On-Sea for sale.

The property consists of a trading retail premises offering bicycle sales and repairs. The tenant in place currently pays an annual rent of £9,000 per annum on a monthly rolling contract. There is a further 2/3-bedroom ground floor/first floor maisonette which is in need of complete modernisation.

There are further storage sheds located to the rear of the premises which may provide the opportunity for re-development (subject to the necessary planning consents).

The premises can be offered with full vacant possession.

Early viewing recommended.

ACCOMMODATION

GROUND FLOOR COMMERCIAL:

GROSS INTERNAL FLOOR AREA: 374 SQ.FT (34.8 SQ.M)

MAISONETTE:

GROUND FLOOR ENTRANCE LOBBY

DINING ROOM: 12'11" x 10'5"

KITCHEN: 7' x 10'

STAIRS LEADING TO:

LOUNGE: 13'4" x 15'4"

BEDROOM 1: 12'3" x 10'5"

W/C

BEDROOM 2: 10' x 10'6"

ADDITIONAL REAR ROOM: 10'6" x 10'4"

EXTERNALLY:

STORAGE SHED

GARAGE

DESCRIPTION

A lock up retail premises with a ground/first floor 2/3-bedroom maisonette with additional storage sheds/garage to the rear.

RATEABLE VALUE

The April 2023-2024 Rateable value for the premises is £4,950 and rated at 0.49p in the pound. Small business rate relief may apply.

ENERGY PERFORMANCE

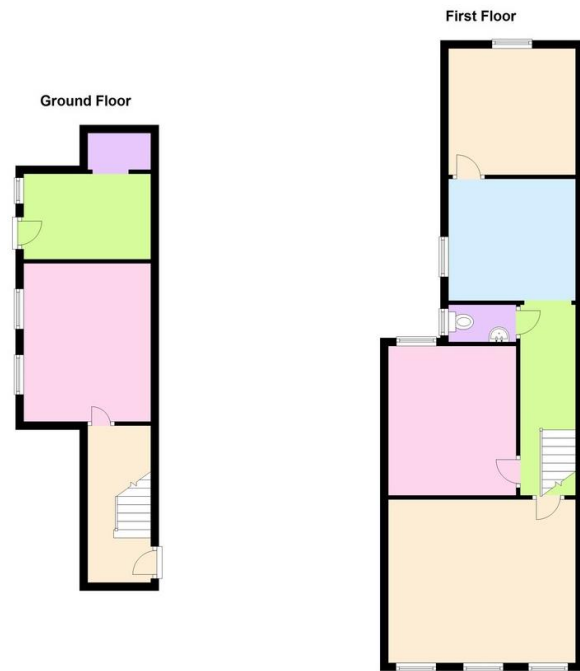
The energy performance Certificate shows a rating of TBC

TERMS

£360,000 is required for our client's freehold interest in this premises.

VIEWING

By prior appointment via Hair and Son 01702 394959 (Option 3).



64 Milton Road, Westcliff-On-Sea

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

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

t. 01702 394959 (Option 3)
More than an estate agent
www.hairandson.co.uk

Commercial Dept.
186-200 London Road
Southend-on-Sea,
Essex. SS1 1PJ

