



# FREEHOLD – ASKING PRICE: £285,000

## SITUATION AND DESCRIPTION

Hair and Son bring to the market this freehold mixed commercial/residential investment opportunity. The property currently trades as a birthday card & accessory shop on a lease that expires in

January 2025 and a self-contained 2 x bedroom property over currently let on an AST agreement.

The properties offer a total annual income of £14,437.

## ACCOMMODATION

COMMERCIAL SHOP: 16'6" REDUCING TO 13'6" X 26'2"  
REAR STOREROOM: 9'8" X 6'9"  
W/C

SELF CONTAINED FLAT:  
BEDROOM 1: 12'4" X 11'10"  
BEDROOM 2: 11'10" X 7'9"  
LOUNGE: 14'8" X 12'11"  
BATHROOM: 9'6" X 6'7"  
W/C  
KITCHEN (L SHAPED)

## DESCRIPTION

A mixed commercial/residential investment, the commercial tenant currently trades as a birthday card & accessory shop on a lease that expires in January 2025 and a self-contained 2 x bedroom property over currently let on an AST agreement. The properties offer a total annual income of £14,437.

## RATEABLE VALUE

The 2023/2024 rateable value is £8,200 and rated at 49p in the pound for the current rating year. Interested parties should direct any queries relating to the rateable value to Southend City Council.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

£285,000 is required for our client's freehold interest in these premises.

## VIEWING

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

Hair & Son – 01702 394959 (Option 3)

[www.hairandson.co.uk](http://www.hairandson.co.uk)

**Ground Floor**  
Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 45.3 sq. metres (487.7 sq. feet)  
**167 Woodgrange Drive, Southend-On-Sea**

**Ground Floor**  
Approx. 62.0 sq. metres (667.5 sq. feet)



Total area: approx. 62.0 sq. metres (667.5 sq. feet)  
**169 Woodgrange Drive, Southend-On-Sea**

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](http://www.hairandson.co.uk)

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