



169 South Avenue,
Southend-on-Sea, Essex, SS2 4HX
FREEHOLD MIXED
COMMERCIAL/RESIDENTIAL
INVESTMENT OPPORTUNITY



FREEHOLD

ASKING PRICE - £475,000

Hair and Son are delighted to offer to the market this mixed commercial/residential opportunity located upon a bold corner position with the junction of South Avenue and The Grove.

The property has been within our client's ownership in excess of 40 years and have successfully traded from the commercial aspect of the premises as a Hair Dressers which is well known within the local community.

The property itself boasts a variety of possibilities for any investor. There is a ground floor lock up shop located to the front corner, a ground and first floor maisonette offering 3 bedrooms and a loft room and a former garage that has been converted into a detached 1-bedroom accommodation.

The property is being sold with vacant possession.

ACCOMMODATION

GROUND FLOOR LOCK UP SHOP: 15'2" X 19'7"

(GROSS INTERNAL FLOOR AREA: 371 SQ.FT/34.5 SQ.M)

GROUND AND FIRST FLOOR MAISONETTE:

LOUNGE/DINING AREA: 12'8" X 9'2" OPENING TO:

KITCHEN: 10'5" X 16'6"

GROUND FLOOR BATHROOM: 8'5" X 6'

STAIRS LEADING TO FIRST FLOOR:

BEDROOM ONE: 12'3" X 9'6"

BEDROOM TWO: 12'2" X 8'6"

BEDROOM THREE: 12'5" X 9' - STAIRS LEADING TO:

LOFT ROOM: 12'2" X 11'10" PLUS ADDITIONAL EAVES STORAGE.

ONE BEDROOM DETACHED CONVERSION:

LOUNGE/KITCHEN: 19'8" X 10'2"

BEDROOM: 12'1" X 7'6"

BATHROOM: 6'9" X 5'9"

DESCRIPTION

A ground floor lock up shop located to the front corner, a ground and first floor maisonette offering 3 bedrooms and a loft room and a former garage that has been converted into a detached 1 bedroom accommodation.

RATEABLE VALUE

The April 2023-2024 Rateable value for the premises is £4,600 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

An asking price of £475,000 are required for our client's freehold interest in these premises. (To be sold with vacant possession).

VIEWING

By Prior appointment via Hair and Son Estate Agents - 01702 394959 (Option 3).

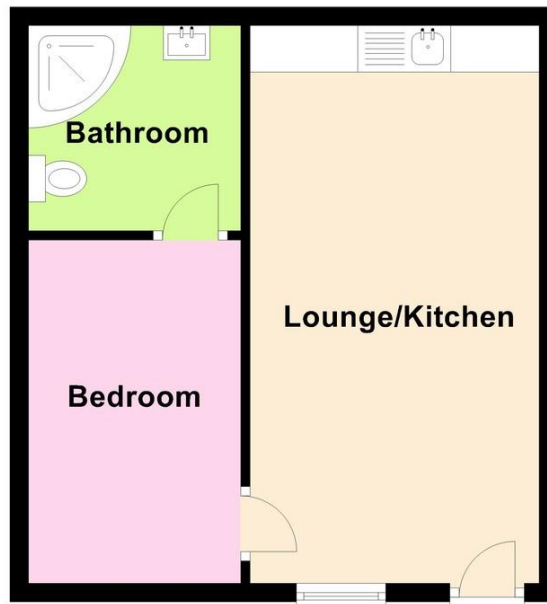
Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk



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Ground Floor



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.

Flat to Rear of 169 South Avenue, Southend-On-Sea

Regulated by RICS

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

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