



**FREEHOLD SALE ASKING PRICE:  
£375,000**

**SITUATION AND DESCRIPTION**

The premises comprises a light industrial workshop and land with possible development potential, subject to planning consent located to the rear of residential in Milton Road, Westcliff close to The Cricketers Public House and a short distance from its' junction with London Road (A13).

The workshop has a footprint of 993

sq.ft. and stands on a site of approximately 3000 sq.ft. the building to the front of the site has been converted to provide 4 flats and a residential consent may be considered for development of this site

The workshop has been occupied by a watch maker for many years but is now vacant. It has been partitioned to form a number of individual rooms on the ground and smaller first floor which is located towards the back of

## ACCOMMODATION

WORKSHOP 19'2" X 52' PARTITIONED AS FOLLOWS:  
ENTRANCE HALL 4'9" X 15'1"  
FRONT STORE (WITH ROLER SHUTTER LOADING) 11'5" X 14'2  
STORE 5'7" X 6'11"  
MIDDLE ROOM 17'5" X 6'7" (WNDOW TO SIDE  
MIDDLE ROOM 7'7" X 5'6"  
REAR ROOM 13'3" X 16'7" DOOR TO  
OFFICE (UNDER STAIRS) 6'3" X 6'2"  
KITCHEN 4'8" X 4'7"  
W.C. 5'1" X 4'6"

FIRST FLOOR 19'4" X 17'2" - (330 SQ.FT. - 30.7 SQ.M.)

GROSS INTERNAL GROUND FLOOR AREA 993  
SQ.FT.992.(92.2 SQ.M.)

## DESCRIPTION

A light industrial workshop on a site which may be suitable for development to residential.

## RATEABLE VALUE

The rateable value for the workshop is £7,600 which is chargeable at 49.6p. in the pound. Small business rate relief may apply.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

Offers in the region of £375,000 are required for these

premises with vacant possession on completion

## VIEWING

Prior telephone appointment

Hair & Son – 01702 394959

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