

# FREEHOLD

## ASKING PRICE: £485,000

Hair & Son Commercial are delighted to offer to the market this mixed residential/commercial investment opportunity. The premises comprises of a ground floor commercial premises (to be sold with vacant possession) and residential ground rent investment opportunity.

The ground floor commercial premises has most recently been occupied by our client who has successfully traded as a retail business for many years. However, owing to retirement the premises is due to be sold with vacant possession to the ground floor.

The first and second floors comprise of 4 residential flats that are sold off on long leaseholds providing ground rent income as well as additional income of £500 Per Annum from an on-site substation.

## ACCOMMODATION

GROUND FLOOR COMMERCIAL:

MAIN SALES AREA: 36'8" X 27'4"

ADDITIONAL SALES AREA: 32'3" X 16'3"

STOCK AREA: 13'6" X 14'8"

OFFICE: 8'7" X 8'2"

REAR STORAGE/STOCK AREA: 15'7" X 24'5"

EXTERNAL W/C'S

GROSS INTERNAL FLOOR AREA: 2,309 SQ.FT (214.6 SQ.M)

SUBSTATION - 15 YEAR TERM FROM MARCH 2025 -  
PRODUCING AN INCOME OF £500 Per Annum.

FLATS:

**626A (FLAT & PARKING SPACE)** - A LEASE EXTENSION HAS JUST BEEN AGREED TO EXTEND BY AN ADDITIONAL 90 YEARS ON THE BASIS OF A PEPPERCORN GROUND RENT.

**626B (FLAT & PARKING SPACE)** - 99 YEAR LEASE FROM JULY 1985 (59 YEARS REMAINING) - GROUND RENT PAYABLE: (£50 PER ANNUM PAYABLE FOR 30 YEARS, INCREASING TO £120 PER ANNUM FOR THE FOLLOWING 30 YEARS & £180 PER ANNUM FOR THE REMAINING 30 YEARS)

**626C (FLAT & PARKING SPACE)** - A LEASE EXTENSION HAS BEEN COMPLETED AND EXTENDED BY AN ADDITIONAL 90 YEARS - EXPIRING JUNE 2174, ON THE BASIS OF A PEPPERCORN GROUND RENT.

**626D (FLAT & PARKING SPACE)** - 99 YEAR LEASE FROM JULY 1985 (59 YEARS REMAINING) - GROUND RENT PAYABLE: (£50 PER ANNUM PAYABLE FOR 30 YEARS, INCREASING TO £120 PER ANNUM FOR THE FOLLOWING 30 YEARS & £180 PER ANNUM FOR THE REMAINING 30 YEARS)

## DESCRIPTION

The premises comprises of ground floor commercial space (to be sold with vacant possession) and 4 x flats sold off on long leaseholds providing a ground rent income as well as additional income of £500 Per Annum for the onsite sub-station as well as rear carpark accessed via Surbiton Avenue.

## RATEABLE VALUE

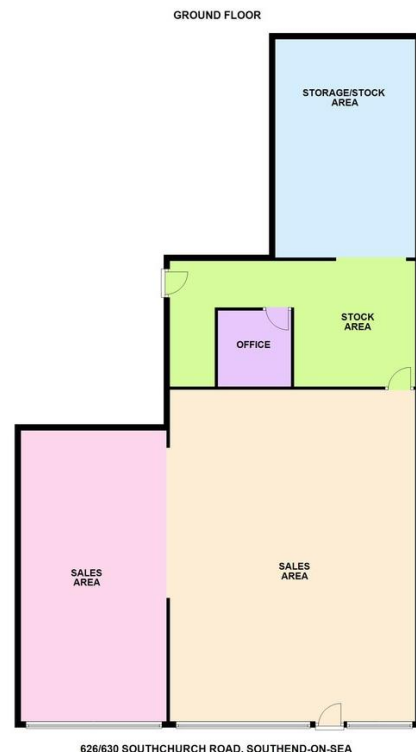
The ground floor is rated as a retail premises. The rateable value from April 2026 is £27,250.

## TERMS

An asking price of £485,000 for our client's freehold interest in these premises.

## VIEWING

By prior telephone appointment via Hair & Son Commercial: 01702 394959 (Opt. 3)



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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More than an estate agent  
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