

HS HAIR & SON



Hainault Avenue
Westcliff-on-Sea SS0 9HA

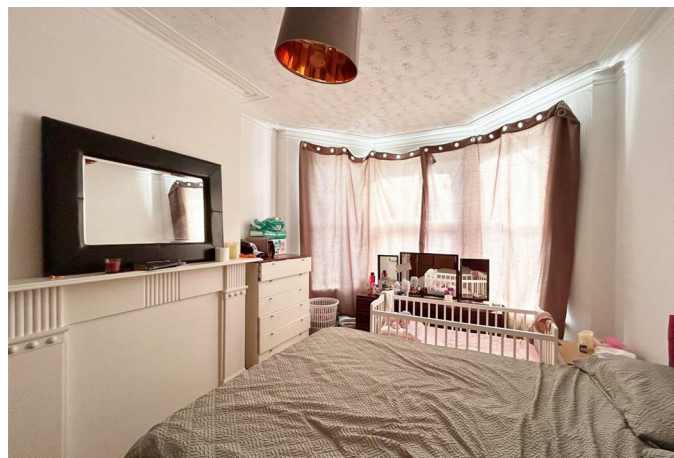
Auction Guide £290,000 Freehold





Location

This Freehold building is currently arranged as two self-contained two bedroom flats. They are currently let (with the tenants to remain in situ) and at present produce a combined rental income of £23,340 per annum. The property is located within easy access of local shops and transport links and approximately 0.7 miles from Southend University Hospital.



ACCOMMODATION

Ground Floor:

Entrance Hall

Lounge: 13' into bay x 11'5

Kitchen: 9'9 x 6'1

Bedroom One: 14'5 into bay x 11'

Bedroom Two: 12'3 x 11'

Bathroom/w.c.

Externally:

Whole of the rear garden

First Floor:

Landing

Lounge: 14'4 into bay x 11'1 max

Kitchen: 12'7 x 9'9 < 11'

Bedroom One: 12'3 x 9'8

Bedroom Two: 8'6 x 5'6 not inc door recess

Bathroom/w.c.

TENURE

Freehold

ENERGY PERFORMANCE RATING

51 - C

51A - C

RENT RESERVED

We have been advised that the first floor flat is currently let at a rental rate

of £850pcm (£10,200pa) and that the ground floor flat is currently let at a rental rate of £1,095pcm (£13,140pa).

TENANCY

We are informed that both flats are currently let on Assured Shorthold Tenancy agreements.

AGENTS NOTE:

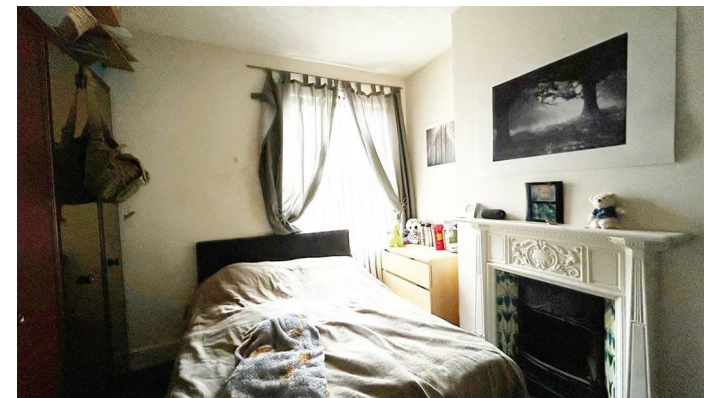
Please note that there are existing leases in place for both flats:

51 - 125 years from the 5th October 2018

51A - 125 years from the 5th October 2018

VIEWING

Strictly by appointment with the Auctioneers.



Local Authority
Council Tax Band
EPC Rating



Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 34 11 77
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.