HAIR & SON

621/623 Southchurch Road, Southend-On-Sea, Essex, SS1 2PN



Asking Price £300,000 Freehold

Hair & Son are offering to the market this mixed commercial/residential freehold investment opportunity currently offering an annual income of £18,700 split between both the commercial & residential premises'.

The commercial occupier has most recently renewed their lease offering another 5 years from August 2026 through to August 2031 on a lease that is contracted inside of the Landlord & Tenant Act 1954 with a current annual rent of £8,500 Per Annum being achieved and offering a stepped rental increase of £250 each year through to expiry.

The residential premises is currently let on an AST agreement with a monthly income of £850 PCM (£10,200 per annum). The flat offers 2 double bedrooms with a lounge to front, kitchen and bathroom with a separate W/C. the premises further benefits from gas central heating and double glazed windows throughout.

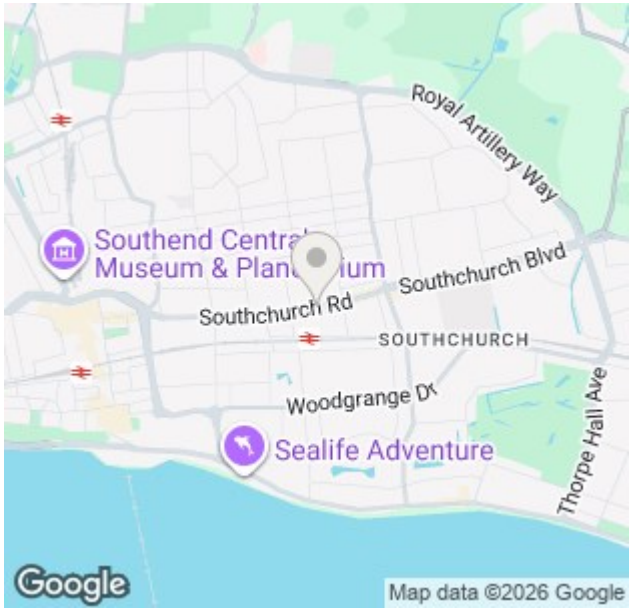
Asking Price £300,000 Freehold

- Freehold mixed commercial/residential investment opportunity
- Mixed commercial/residential use

Located within Southchurch Road, Southend-On-Sea, this freehold mixed commercial and residential investment opportunity presents a perfect opportunity for investors. The property features a ground floor retail space, currently operating as a charity shop, which benefits from a renewed five-year lease commencing in August 2026 (contracted within the Landlord & Tenant Act 1954). The lease guarantees a starting rent of £8,500 per annum, with a structured annual rent increase of £250, ensuring a steady income stream through to the lease's expiry in 2031. Please note that the roof has been replaced within the last 18 months by our client.

Above the retail unit, the first floor boasts a well-appointed two-bedroom flat, currently let under an Assured Shorthold Tenancy (AST) agreement. This flat generates an income of £850 per calendar month (£10,200 per annum).

This property not only offers a reliable return on investment through its dual income streams but also places you in a prime location within Southend-On-Sea, known for its bustling community and accessibility. Whether you are looking to expand your investment portfolio or seeking a property with both commercial and residential appeal, this opportunity on Southchurch Road is not to be missed.



LOCATION:

Located along Southchurch Road, Southend-On-Sea between Ifracombe Road and Lovelace Gardens.

ADDOMODATION:

621 Southchurch Road (Residential Accommodation):

LOUNGE: 19'9" X 13'4"

BEDROOM 1: 13'3" X 12'5"

W/C

BATHROOM

KITCHEN: 8'2" X 6'11"

BEDROOM 2: 11'6" X 11'2"

623 Southchurch Road (Commercial Premises):

FRONT SALES AREA: 15'7" X 26'6"

STORAGE/OFFICE AREA: 13'4" X 11'4"

REAR STORAGE AREA: 7'4" X 11'6"

W/C

THE REAR GARDEN AREA HAS BEEN DEMISED TO THE COMMERCIAL TENANT.

TERMS:

An asking price of £300,000 is required for our clients freehold interest in these premises.

BUSINESS RATES:

The April 2026 to present rateable value is: £9,500 rated at 43.2p in the pound. small business rates relief may be applicable.

The residential accommodation will be liable for Council Tax Band A.

VIEWING ARRANGEMENTS:

Prior viewing appointments via Hair & Son Limited (Commercial) - 01702 394959 (Option 3).

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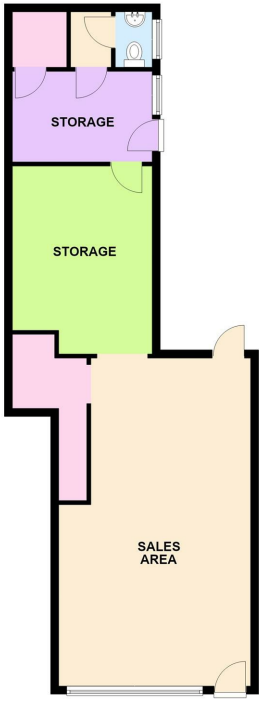
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GROUND FLOOR



621 SOUTHCHURCH ROAD, SOUTHEND-ON-SEA

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Commercial Office
190 London Road
Southend-On-Sea
Essex
SS1 1PJ

Contact
01702 394959
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.