

FOR SALE
GROUND FLOOR OFFICE
APPROX. 1,000 SQ. FT. (92.9 SQ. MS.)



**765 London Road, Westcliff-on-Sea,
Essex, SS0 9SU**

LOCATION

Located on the Eastbound side of the A13 London Road, Westcliff on Sea, and approximately 0.7 miles from the beginning of Southend Seafront. The property is prominently positioned near to a busy cross junction by Chalkwell park which provides a generous footfall. Nearby retailers include Tesco's, Aldi Supermarket, Marks & Spencer and numerous sole traders.

DESCRIPTION

A ground floor office forming part of a mixed-use building and situated within a retail parade opposite Chalkwell Park, Westcliff on Sea. The property has a number of different rooms - an open plan office to the front of the building, another smaller cellular office, and a large room to the rear of the premises. The accommodation was previously a bank and still has the old safe built within, which is now used as internal storage. Further storage is located to the rear of the building and kitchen and wc facilities are included on the first floor.

Asking Price £220,000 Freehold

ACCOMMODATION

All areas are approximate and have been measured on a Net Internal Basis (NIA).

Total Area = 1,000 Sq. Ft. (92.9 Sq. Ms)

FEATURES

- Ground Floor Office
- Freehold
- Located Opposite Chalkwell Park
- Approx. 1,000 Sq. Ft.
- Vacant Possession
- Available Immediately



TERMS

The freehold is available to purchase subject to an asking price of £220,000 plus VAT (if applicable). The upper residential flat is sold on a long leasehold. All other terms by negotiation.

BUSINESS RATES

The property is entered on the 2017 rating list as a Offices and Premises with a current rateable value of £6,300, and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Southend Borough Council on 01702 215001.



PLANNING

Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000.

SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

LEGAL FEES

Each party to bear their own legal costs.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

Misdescription Act 1991. Dedman Gray Property Consultants Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Dedman Gray Property Consultants Ltd has the authority to make or give any representation or warranty whatever in relation to this property.

**DEDMAN
GRAY**

Commercial

103 The Broadway, Thorpe Bay, Essex SS1 3HQ • T: 01702 311111 • F: 01702 587970
E: commercial@dedmangray.co.uk • W: www.dedmangray.co.uk