



LONG LEASEHOLD FOR SALE

LEIGH ON SEA 24-30 RECTORY GROVE SS9 2HG



LOCATION

Leigh on Sea is an affluent town in the district of Southend on Sea in Essex. It has a population of circa 22,509 (2011 Census) and is a popular commuter town. There is a frequent direct train to London Fenchurch Street that takes under an hour as well as links to Southend on Sea. The property occupies a prominent position on Rectory Grove close to the prime retail pitch of the Broadway. There are a mixture of independent retailers nearby including a dry cleaners, interior design shop and opticians.

DESCRIPTION

The property is arranged over the ground floor of Baryta Court with residential apartments over the two upper floors. The property is divided into two units: 24-28 Rectory Grove and 30 Rectory Grove. Three lock up garages form part of the demise to the rear of the building.

The unit comprises the following approximate floor areas:

24-28 Rectory Grove Ground Floor	246.78 sq m	2,656 sq ft
30 Rectory Grove Ground Floor	78.22 sq m	841 sq ft
Garages x 3	36.31 sq m	390 sq ft
Total	361.31 sq m	3,887 sq ft

PLANNING

The property is not within a conservation area and is not listed.

TERMS

The property is available by way of an assignment or sublet of a lease expiring 30 July 2019 at a rent of £44,500 per annum.

USER

A1



RATES

24-28 Rectory Grove

Rateable Value : £33,750.00

Rates Payable : £18,722.18

30 Rectory Grove

Rateable Value : £10,500.00

Rates Payable : £4,893.00

Interested parties are advised to make enquiries with the Local Authority for verification.

EPC

An EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Please contact Annie Newman
Tel : 0113 237 6684
Email : annie.newman@bnpparibas.com

James Bater
Tel : 0121 237 1251
Email : james.bater@bnpparibas.com

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