

WESTCLIFF-ON-SEA

342 London Road, Westcliff-on-Sea, SS0 7JJ

FREEHOLD COMMERCIAL INVESTMENT

Shop - 872 sq ft (81 sq Metres)



- ⇒ Approx. 90 years unexpired ground rent investment from the first floor
- ⇒ Shop producing £9,600 per annum
- ⇒ Prominent location near Hamlet Court Road



DESCRIPTION AND LOCATION:

Situated on the prominent London road, we are pleased to offer for sale this investment of a ground floor shop with yard area. The property is currently let at £9,600 per annum with 4 years remaining on the current lease and a first floor ground rent investment. The lease was extended on 10/12/2010 to a 99 year lease, so it has approx. 90 years left to run with a ground rent of £50 per annum.

The premises benefits from a modern shop front leading to a retail area with a rear store and kitchen / WC, to the side is a storage shed and walk in fridge.

ACCOMMODATION

Main Shop Area 726sq ft
Storage area 133 sq.ft.
Facilities include a kitchen and W.C

TENURE

Flat

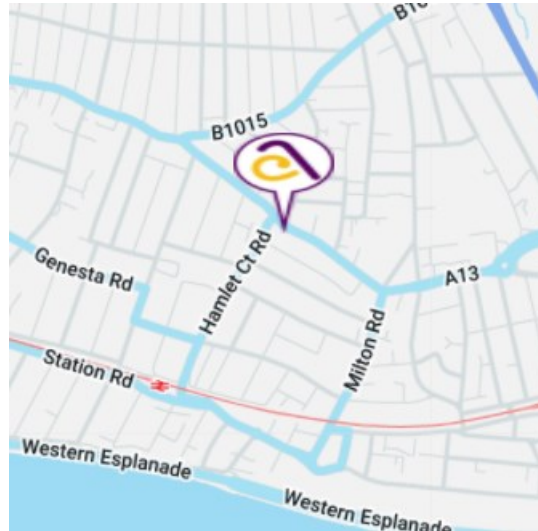
99 year lease from 10/12/2010.

Ground rent £50 per annum

Shop

Shop currently let to a Hiwa Hussain on a lease starting on 13/12/19 for a period of 5 years, at a rental of £9,600 per annum.

Total income: £9,600 per annum



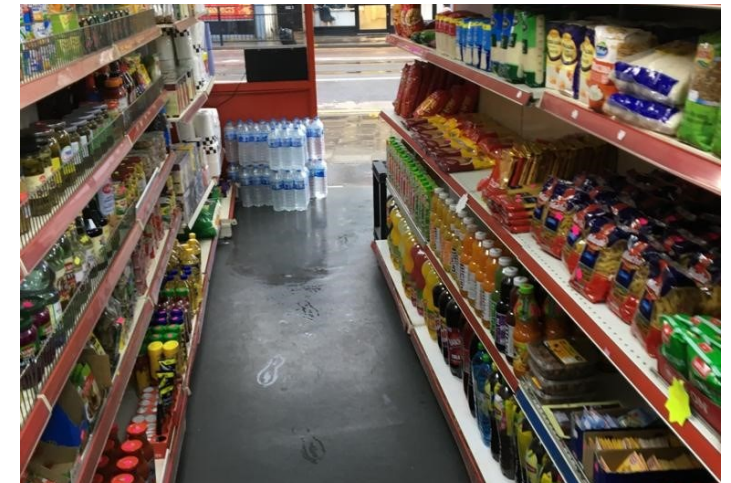
BUSINESS RATES (2020/2021)

Rateable Value	Uniform Business Rate	Rates Payable
£5,900 pa	49.1p	£2896.90

Interested parties are advised to confirm the rating liability with Southend Council.

VIEWING

For further information and viewings contact Ayers & Cruiks.



PRICE

£135,000 for the freehold, plus VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Certificate available on request.



Ayers & Cruiks

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www.ayerscruiks.co.uk



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