



Ayers & Cruiks

COMMERCIAL

RETAIL PREMISES ROCHFORD APPROX 326 SQ FT (30 SQ M) FOR SALE



3 Weir Pond Road, Rochford, Essex SS4 1AH

- Situated close to Rochford historic square
- Lay by parking close by
- Prominent corner position
- Freehold for sale
- Offers in excess of £95,990

DESCRIPTION AND LOCATION

The premises is located within minutes' walk to Rochford Historic Square and a short walk to Rochford mainline station.

The retail unit is currently vacant and comprises of an open plan retail/office area with separate WC and glazed shop frontage.

ACCOMMODATION

Ground floor approx.: **326 sq. ft. (30 sq. m.)**

TENURE

Freehold.

PRICE

Offers in excess of £95,990, plus VAT if applicable.

EPC

EPC rating of F-150. Certificate available on request.

BUSINESS RATES (2020/2021)

Rateable Value
£3,850

UBR
49.1p

Rates Payable
£1,890.35

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

For further information please contact:

Ayers & Cruiks
01702 343060



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All Statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, or the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

Subject to contract & plus VAT if applicable.