

105 - 107 West Road
Shoeburyness, Southend-on-Sea, SS3 9DT

4,336 Sq Ft (402.81 Sq M)

- Rare opportunity to purchase a freehold
- Prominent position on West Road
- Double fronted unit
- Shell specification

FOR SALE

RETAIL UNIT

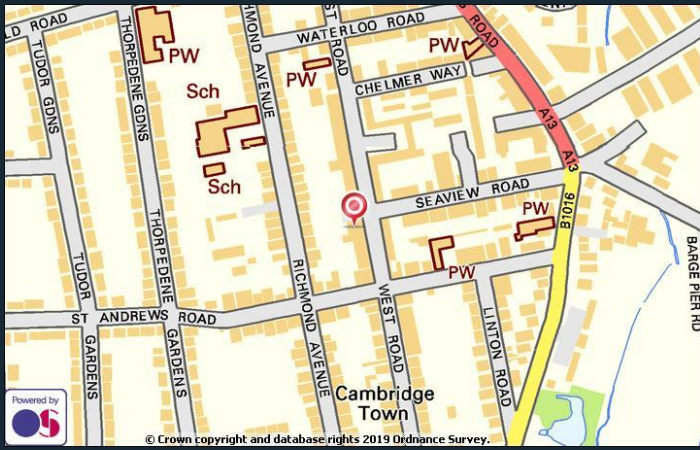


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LOCATION

The building is located on the west side of West Road at its junction with Seaview Road in the Shoeburyness area of Essex. Southend-on-Sea is located approximately four miles to the west.

The A13 is accessed two parallel roads away which is the main road in and out of Shoeburyness which links the town with Southend.

The unit is in a retail parade with residential accommodation to either side. The surrounding area is similar; a mix of residential and retail accommodation which receives good footfall and is the home of a variety of occupiers.

DESCRIPTION

The unit itself comprises of retail accommodation over ground and first floors and is arranged as a large, ground floor sales area with ancillary space to the rear with further ancillary accommodation on the first floor.

The shop is double fronted with roller shutters and occupies a prominent position on West Road and benefits from rear access and loading.

The unit is in shell condition so gives a purchaser / occupier the opportunity to have a full input in to the fit out and specification.

TENURE

The freehold of the property is available.

PRICE

£150,000 Guide Price.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a rating 'E'. Certificate available on request.

RATING

The property is rated as 'Shop and Premises' with a 2017 Rateable Value of £15,500.

VAT

If applicable, VAT is to be paid at the prevailing rate.

ACCOMMODATION

| | |
|---------------|----------------------------------|
| Ground | 2,813 Sq Ft (261.33 Sq M) |
| First | 1,523 Sq Ft (141.48 Sq M) |
| Total | 4,336 Sq Ft (402.81 Sq M) |

LEGAL COSTS

Each party is responsible for their own legal costs incurred in any transaction.

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Tom Shelton MRICS
Barnsdales - Chartered Surveyors
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