

FOR SALE
GROUND AND FIRST FLOOR STORAGE UNITS
APPROX. 478 SQ. FT. (44.4 SQ. MS.)



**Units 5 & 6, 781-789 Southchurch
Road, Southend-on-Sea,
Essex, SS1 2PP**

LOCATION

The units are located to the rear of 781 - 789 Southchurch Road and accessed via a service road. Southchurch is a popular trading location which links the Town Centre to Thorpe Bay, Shoeburyness and Great Wakering. Nearby traders include Tesco, Boots, One-Stop, Sainsbury's and Co-op.

DESCRIPTION

Self-contained ground and first floor lock up storage units, approximately 478 sq. ft. overall. The premises is located within a parade of similar storage facilities and has previously been used as music studios. The property is in need of modernisation throughout.

Asking Price £45,000

ACCOMMODATION

All areas are approximate and have been measured on a gross internal (GIA) basis.

Unit 5 Ground Floor: 215 Sq. Ft. (19.97 Sq Ms)

Unit 6 First Floor: 263 Sq. Ft. (24.43 Sq Ms)

Total: 478 Sq Ft (44.4 Sq Ms)

FEATURES

- Ground & First Floor Lock Up Units
- Suitable for Storage
- Located on Southchurch Road
- Freehold Available
- Suitable for Other Uses
- Available Immediately



TERMS

The freehold for Unit 5 & 6 is available to purchase subject to an asking price of £45,000 (plus VAT if applicable).

SERVICES

We understand that the unit is provided with electricity and water services.

BUSINESS RATES

Unit 5 is entered on the 2017 rating list as Store and Premises, with a current rateable value of £1,825.

Unit 6 is entered on the 2017 rating list as Store and Premises, with a current rateable value of £1,175.

Interested parties are advised to seek verification from Southend Borough Councils Business Rates department.

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.

LEGAL FEES

Each party to bear their own legal fees.

VIEWING

By prior appointment with Dedman Gray Commercial on 01702 311111.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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