

SOUTHEND-ON-SEA



FOR SALE

1-2 Christchurch Mews
Southend-On-Sea
Essex
SS2 4JZ

INVESTMENT

Total: 2,457 SQ.FT. (228 SQ.M.)

-  Investment Opportunity
-  Divided Into 2 Areas & Office Building
-  Currently Producing £17,250 Per Annum
-  3 Allocated Parking Spaces
-  Offers In The Region Of £315,000



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DESCRIPTION AND LOCATION

The subject premises are located on Christchurch Road in Southend-on-Sea, Essex. Christchurch Road is accessed from Southchurch Road, a key thoroughfare that runs in an easterly direction from Southend town centre, linking with Shoeburyness to the east.

Christchurch Road itself runs north from its junction with Southchurch Road and is predominantly residential in nature. However, the southern section of the road features a mix of commercial uses, creating a varied streetscape at the junction.

There are several ongoing land development projects along Christchurch Road, reflecting increased investment in the area. The subject site forms part of this broader redevelopment and comprises a plot that was formerly occupied by a stable block, with more recent additions incorporated over time.

The premises are divided into two distinct areas. The northernmost section forms part of a day nursery and comprises a two-storey, brick-built building beneath a pitched roof. Access to this portion of the property is currently gained through the day nursery itself, although a rear fire escape door provides a secondary link into the remainder of the site.

The remainder of the site features a single-storey office building, constructed with rendered brick or block elevations under a felt-covered flat roof. This section provides office accommodation and is positioned opposite three lock-up garages. Two of the garages are of brick construction and measure approximately 5.2m x 4.1m, while the third is a sectional concrete garage with a concrete base, measuring around 4.1m x 2.6m.

Access to this part of the site is via a private driveway off Christchurch Road, measuring approximately 3.1 metres in width. As such, it is most suitable for light commercial vans and domestic vehicles. The site is secured by a gate.

PLEASE NOTE:

The garages and the store adjoining the office are currently vacant.

ACCOMMODATION:

Nursery Section (Ground Floor) –
654 SQ.FT. – 61 SQ.M.

Nursery Section (First Floor) –
654 SQ.FT. – 61 SQ.M.

Office Section –
805 SQ.FT. – 75 SQ.M.

Garages –
344 SQ.FT. – 32 SQ.M.

Total –
2,457 SQ.FT. – 228 SQ.M.

TERMS:

The nursery is let to Partyman World (Lakeside) Limited at a rate of £9,500 per annum.

The office space is let to Carl Robertson t/a Kidz Camp Southend at a rate of £7,752 per annum on a 3 year lease ending on 9th February 2028.

The garages and the store next to the office are currently vacant. The property is therefore generating £17,252 per year in rental income, with the opportunity to increase this by letting the vacant parts.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

TENURE:

Freehold.

EPC:

Certificates available upon request

PRICE:

Offers In The Region Of £315,000.

VAT:

Not Applicable.

VIEWING:

Strictly by prior appointment via vendors appointed agents Ayers & Cruiks.



Misrepresentation Act 1967

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



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