

SOUTHEND-ON-SEA



FOR SALE

46 Alexandra Street
Southend-On-Sea
Essex
SS1 1BJ

OFFICE BUILDING

Total Area: 3,161 SQ.FT. (294 SQ.M.)



Two-Storey Building



Prominent Location



Suitable For Other Uses STPP



Adjacent To Public Car Park



Offers In The Region Of £690,000



Ayers & Cruiks
COMMERCIAL

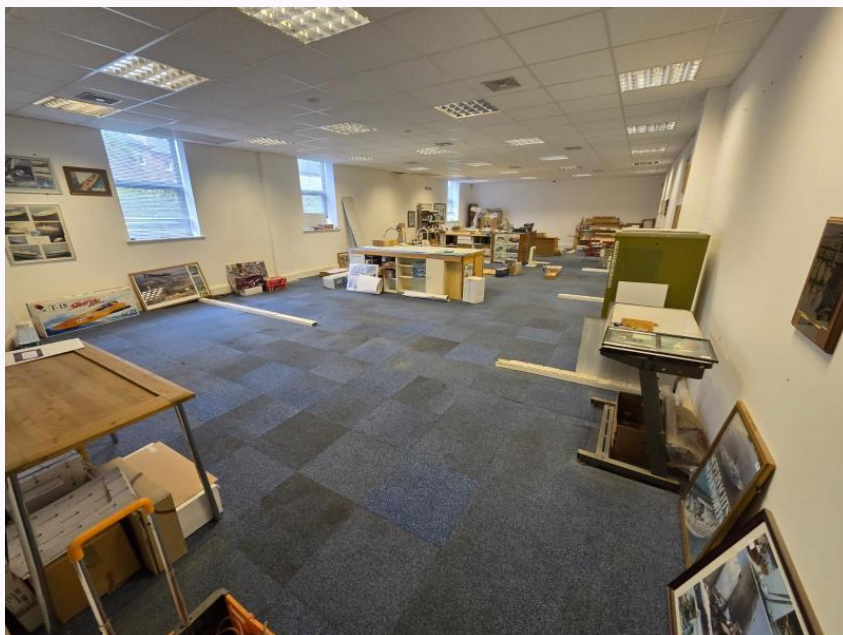
SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This property is in a prime spot on the north side of Alexandra Street, just a short walk from Southend High Street. Its in a busy area with lots of foot traffic and sits right next to a public car park. The location has excellent transport links. The A13 and A127 are close by, giving quick access to the M25, London, and the wider Essex area. Southend Central train station is less than 5 minutes away on foot, with regular trains to London Fenchurch Street.

The property is a character building currently set out as an office, arranged over ground and first floors. The ground floor benefits from its own WC and kitchenette, while the first floor has a separate WC facility. Some rooms are fitted with air conditioning, adding to the comfort of the workspace. The property may be suitable for a range of alternative uses, subject to the necessary planning consents.

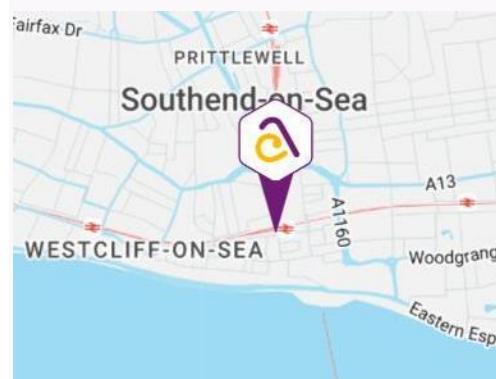


ACCOMMODATION

	SQ. FT.	SQ. M.
Ground Floor	1,632	152
First Floor	1,529	142
TOTAL	3,161	294

EPC:

Awaiting EPC



BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

TENURE:

Freehold.

PRICE:

Offers In The Region Of £690,000.

VAT:

Plus VAT If Applicable

VIEWING:

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

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, of 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.



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