



**Ayers & Cruiks**  
COMMERCIAL

64-64a London Road, Southend-On-Sea, SS1 1PC

For Sale | 1,238.10 sq ft

Retail Shop and First Floor Flat For Sale In Southend-On-Sea

## 64-64a London Road, Southend-On-Sea, SS1 1PG

### Summary

- Price: Offers in excess of £300,000
- Business rates: £2,994 per annum Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (70)

### Contact & Viewings

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Cameron Cruiks  
07500 046117  
cameron@ayerscruiks.co.uk

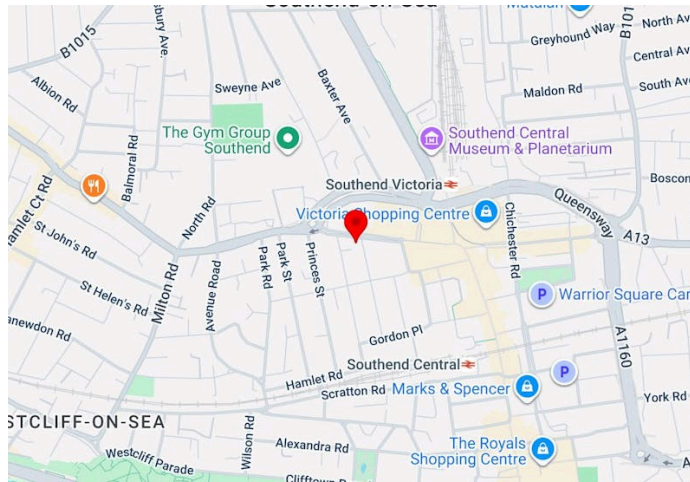
Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

Bradley Hair  
01702 608039  
bradley@ayerscruiks.co.uk

### Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
Essex,  
SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



### Key Points

- Retail and First Floor Two Bedroom Flat
- Close to all local amenities
- Currently Producing £20,600 per annum
- Freehold for sale
- Offers in Excess of £300,000

### Description

The property comprises of a ground floor retail shop with a glazed frontage gas central heating, and LED lighting. To the rear of the shop there is an Office/Storage room, Kitchenette and washrooms. Upstairs there is a good sized two-bedroom First floor flat. This Flat comprises of a Large lounge with a bay window to the front of the of property, Two bedrooms, one of the bedrooms has access to the loft. Finally there is a 3 piece bathroom suite with vinyl flooring, and a fitted kitchen with an electric oven and hob, with plumbing for a washing machine.



### Location

The Retail space and flat are in close proximity to the busy Southend High Street, with access to trains running of the C2C and Greater Anglia Line with access to London. There are also a number of bus routes to take around the Southend Area and over Essex.

### Accommodation

Building Type	sq ft	sq m	Availability
Mixed Use	1,238.10	115.02	Available

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Price

Offers in the region of £300,000, plus VAT if applicable