



1067 London Road, Leigh-on-Sea, SS9 3JP For Sale | 3,062.97 sq ft



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Summary

- Price: Offers in excess of £540,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- · Lease: New Lease

Further information

• View details on our website

Contact & Viewings

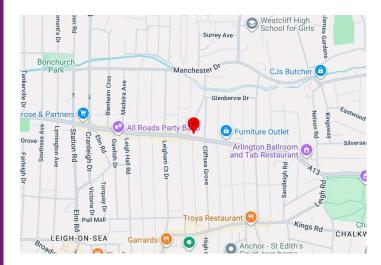
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Offices

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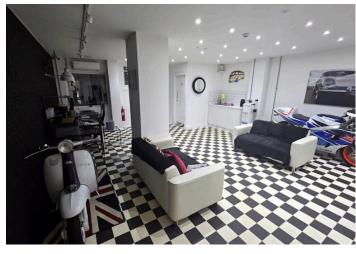
Key Points

- Versatile Mixed-Use Site
- · Self-Contained Flat with Private Access
- Rear Workshop with Access & Parking
- Development Potential (STP)
- Offers In Excess Of £540.000

Description

The property includes a ground floor shop, a three-bedroom flat above, a separate workshop at the back, and a small piece of land behind 1069 London Road. It's a flexible site with potential for income or future development (subject to planning). The ground floor shop has a modern shopfront and leads to a middle room with a toilet and storage under the stairs. At the back, there is a workshop with access to a rear yard. The roof is tiled and fitted with six solar panels.

Behind the main building is a separate workshop unit. It's built with brick, steel, and timber, and is used for vehicle cleaning and detailing. It includes office space, LED lights, air conditioning, and a roller shutter door. The flat above has its own entrance and includes three bedrooms (one with a bay window), a living room, kitchen, separate toilet, and shower room. It has gas central heating.



Outside, there is a forecourt with parking and roller shutter access to the workshop. A small extra piece of land at the rear is also included.

Location

This freehold property is in a great location on London Road (A13) in Leigh-on-Sea, near the corner of Pavilion Drive. It's surrounded by well-established homes and has good access to local roads and amenities.

Accommodation

| Floor/Unit | sq ft | sq m |
|------------|----------|--------|
| Ground | 2,208.20 | 205.15 |
| lst | 785.77 | 73 |
| Outdoor | 69 | 6.41 |

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Price

Offers In Excess Of £540,000

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