



Ayers & Cruiks
COMMERCIAL

1067 London Road, Leigh-on-Sea, SS9 3JP

For Sale | 3,062.97 sq ft

Mixed-use site with a ground floor shop, three-bedroom flat above, separate workshop, and a small piece of land.

1067 London Road, Leigh-on-Sea,
SS9 3JP

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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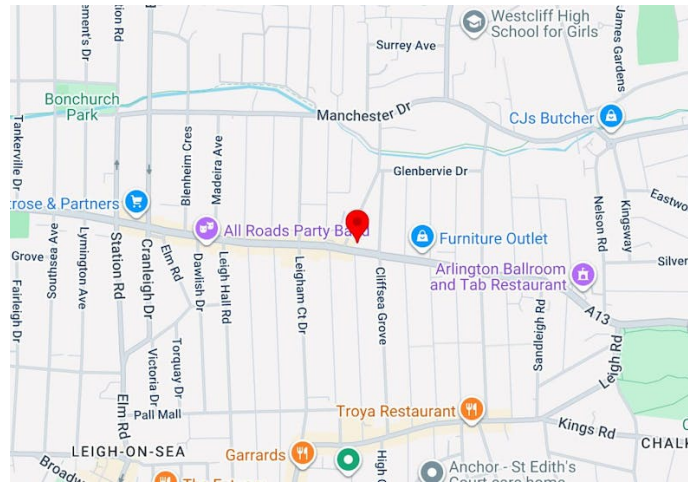
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Key Points

- 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
1st	785.77	73
Outdoor	69	6.41

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Price

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