

LEIGH-ON-SEA







FOR SALE

1 Old Leigh Road
Leigh-On-Sea
Essex
SS9 1LB

INVESTMENT

2,286 SQ. FT. (212.38 SQ. M.)

-  Freehold Mix Commercial/Residential Investment
-  Dentist Surgery plus two flats (One Let on AST & One Vacant)
-  Producing £42,000 PA with potential to increase to £54,000 PA
-  Freehold For Sale
-  Freehold Offers Invited



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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DESCRIPTION AND LOCATION

This statement property is on the corner of Old Leigh Road and Leigh Road overlooking Chalkwell Park.

For many years the ground floor has been used as a dental practice, having been let in 2022 to One Clinic.

The first-floor self contained flat is let on an AST and is substantial in size and benefitting views over the park.

The second-floor self contained flat is one bedroom and overlooking the park and with estuary views, this flat has been kept vacant for the sale of the property but could readily let and command £1,100 per month.

There are gardens to the front and side. There is Parking for the Second floor flat. The detached garage is for the first floor flat.

In 2023 the ground floor was refurbished by the current tenants and now provides an array of medical services in addition to dentistry.

ACCOMMODATION

Ground Floor **Total Approx Area - 945 sq.ft (88 sq.m) net internal**

Large open plan reception/pharmacy dispensing counter. Four treatment rooms, staff room, disabled and able-bodied w/c facilities Door to rear parking area.

First Floor Flat **Total Approx Area – 923 sq.ft (85.75 sq.m) net internal**

Two Bedroom flat with separate lounge, kitchen and bathroom. Balcony reaching far views of Chalkwall Park.

Second Floor Flat **Total Approx Area – 418 sq.ft (38.90 sq.m) net internal**

One bedroom flat with separate lounge, kitchen and bathroom.

Beautiful views over Chalkwell Park and the Estuary.

Exterior

Parking for 4 vehicles from Leigh Road. Detached pitched roof garage with parking space Infront. Gardens to front and side.

TENANCIES

Ground Floor - Dental Surgery

Let to Mr Daanish Chattaroo and Dr Beena Khan on a full repairing insuring lease for a term of 15 years commencing 1st January 2023

Tenant only option to terminate the lease on the 10th anniversary providing 6 months prior notice.

Rent reviews at 5 yearly intervals.

Passing rent £26,000 pax

First Floor Flat

Let on an AST tenancy for a term expiring 19th June 2026

Rent £1,350 Pcm

Second Floor Flat - Vacant

The flat previously produced £12K per Annum

Total Income

£42,200 pax with potential to increase to in excess of £54,000.

BUSINESS RATES

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

EPC

Commercial: D 86

TENURE

Freehold

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

PRICE

Freehold Offers Invited

VIEWING

Strictly by prior appointment via vendors sole appointed agent Ayers&Cruikis

Tel 01702 343060

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.

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



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. 01702 343060
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. 01245 202555
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk