

# LEIGH-ON-SEA



## FOR SALE

1067  
London Road  
Leigh-On-Sea  
Essex  
SS9 3JP

**MIXED USE**  
**3,062.72 SQ. FT. ( 284 SQ. M. )**

-  Versatile Mixed-Use Site
-  Self-Contained Flat with Private Access
-  Rear Workshop with Access & Parking
-  Retail Shop
-  Offers In Excess Of £540,000



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

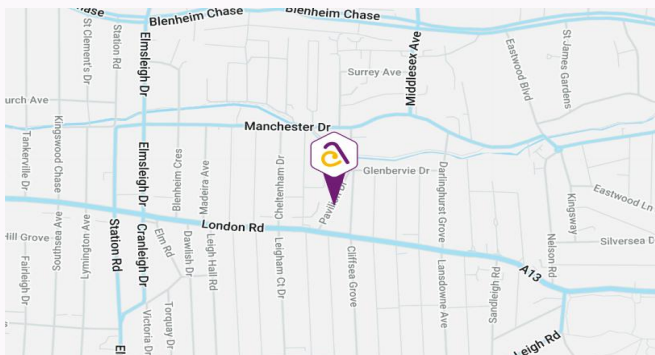
**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND 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.

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



## ACCOMMODATION

Sections	SQ.FT
Shop Front Section	217.20 Sq.Ft
Middle Section	435 Sq.Ft
Rear Workshop	495 Sq.Ft
Workshop Front Section	306 Sq.Ft
Workshop Rear Section	755 Sq.Ft
Land	69 Sq.Ft
Flat	785.77
<b>Total</b>	<b>3,062.97 Sq.Ft</b>

## EPC

Awaiting EPC

## BUSINESS RATES

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

## LEGAL COSTS

Each party is responsible for the reasonable legal costs incurred.

## TENURE

Freehold

## PRICE

Offers In Excess Of £540,000

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

### Misrepresentation Act 1967

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