

ROCHFORD



FOR SALE

5
North Street
Rochford
SS4 1AB

RETAIL INVESTMENT 575 SQ. FT. (53 SQ. M.)



Full Vacant Possession Available



Busy Footfall & Vehicular Traffic



Close to Rochford Station



1 Bed Flat Let On AST



Offers In The Region Of
£280,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property occupies a prominent corner location connecting North Street to Rochford Square. The ground floor, approximately 380 sq. ft., is divided into two distinct areas for ladies' and gents' hairdressing. At the rear, there is a galley kitchen providing access to a store and a WC.

Additionally, the property includes a one-bedroom flat featuring a walk-in shower, toilet, lounge, and galley kitchen. Access to the flat is through an internal door in the rear saloon. The flat is currently let on an AST, generating £450 per month, with the tenant responsible for council tax.



ACCOMODATION

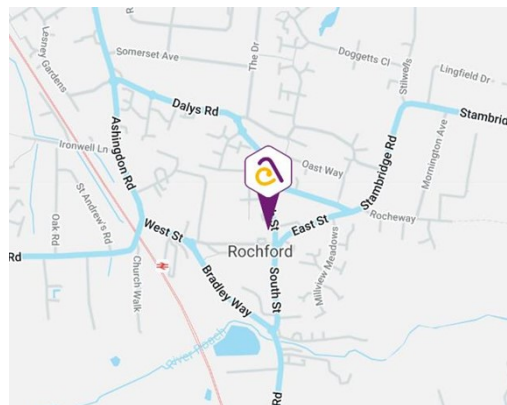
	SQ.FT.	SQ.M.
Building Area	575	53
TOTAL	575	53

TERMS

Not Applicable

EPC

D 86



BUSINESS RATES

Ratable Value UBR Ratable Payable
£5,400 49.9 £2,694.60

Interested parties are advised to confirm the rating liability with Rochford District Council on 01702 546366

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Freehold

PRICE

Offers In The Region Of £280,000

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers&Cruikis

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. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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