

665-665A High Road

South Benfleet, Essex, SS7 5SF

Freehold
Mixed Commercial & Residential

1,237 Sq Ft (115 Sq M)



Guide Price | £275,000
By online auction



Amenities



Residential



Freehold



Retail



Transport
Links



Parking

665-665A High Road

1,237 Sq Ft (115 Sq M)

Description

- End of terrace 2 storey property with commercial on the ground floor and residential flat above (currently accessible through commercial unit).
- Modern shop frontage with central entrance door.
- Ground floor has a cellular layout internally with offices and storerooms.
- WC and kitchenette to the rear of the ground floor.
- Rear stairwell to first floor accommodation.
- First floor flat comprises, entrance lobby, large WC, open plan living space with kitchen and 2 bedrooms.
- Gated small, concreted yard to the rear and side.
- Parking area to the side of property in front of courtyard gates.
- UPVC double glazing with gas central heating.

For sale by online auction (subject to sale prior, reserve and conditions)

Location

High Road, Benfleet, is the central thoroughfare running through the heart of South Benfleet, Essex. This bustling stretch seamlessly blends residential charm with commercial convenience, offering a mix of independent shops, national retailers, cafes, and essential services. It serves as a key connector between the older village area and surrounding residential neighbourhoods, making it a hub of local activity.

Characterised by its traditional high street feel, High Road retains a strong sense of community, supported by amenities such as schools, GP practices, banks, and churches. Public transport is easily accessible, with regular bus services and Benfleet railway station just a short distance away, providing direct links to London Fenchurch Street and Southend.

The area is well-served by green spaces and lies close to the picturesque Benfleet Downs and Hadleigh Castle Country Park, offering residents and visitors scenic walking routes and views over the Thames Estuary. With a mix of historic character and modern convenience, High Road remains a focal point of life in Benfleet.

Locations

A13: 1.2 miles

Chelmsford: 14.4 miles

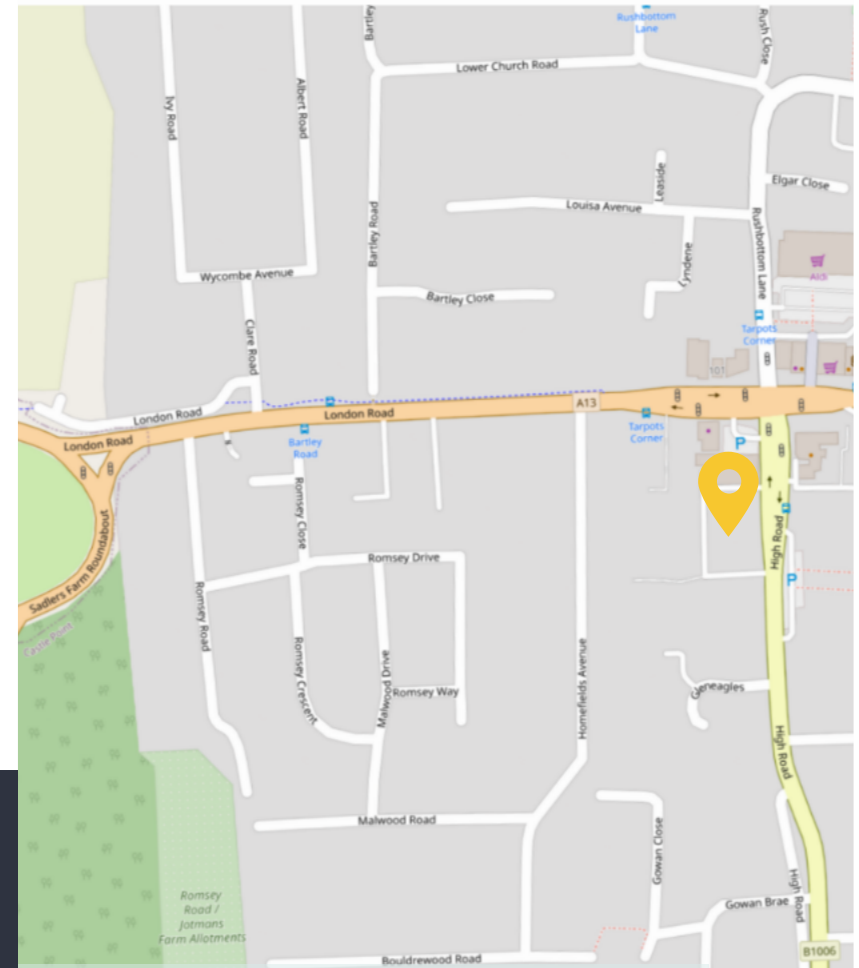
Southend on Sea: 10 miles

Nearest station

Chingford: 2 minute walk

Nearest airport

London City: 13 miles



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Transport

High road lies near the A13 corridor offering convenient driving access east and west including routes towards London via the A13/ A130 and A127.

Benfleet railway station is approximately 0.5 - 0.8 miles away.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	612	56.9
First Floor	625	58.1
Total	1,237	115



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £275,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online

auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,360 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £1,500 Plus VAT.

Tenure

Freehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is TBC.

Planning

The current permitted uses of the site fall within use class C3 & E of the Town and County planning order updated from the 1st September 2020.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Location

Address: 665-665A High Road, South Benfleet
What3words: ///expect.space.hurls

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

01234 639 442

mathew.brandon@fishergerman.co.uk



Kerry Ward

01234 827 114

kerry.ward@fishergerman.co.uk

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Particulars dated July 2025. Photographs dated July 2025.



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