



Ayers & Cruiks
COMMERCIAL

For Sale

2,457 sq ft

**1-2 Christchurch Mews,
Southend-On-Sea, SS2
4JN**

**Mixed-use investment
opportunity divided into two
areas and office building with 3
allocated parking spaces.**

- Investment Opportunity
- Divided Into 2 Areas & Office Building
- Currently Producing £15,000 Per Annum
- 3 Allocated Parking Spaces
- Offers In The Region Of £315,000



1-2 Christchurch Mews, Southend-On-Sea, SS2 4JN

Summary

- Price: Offers in the region of £315,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (53)

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

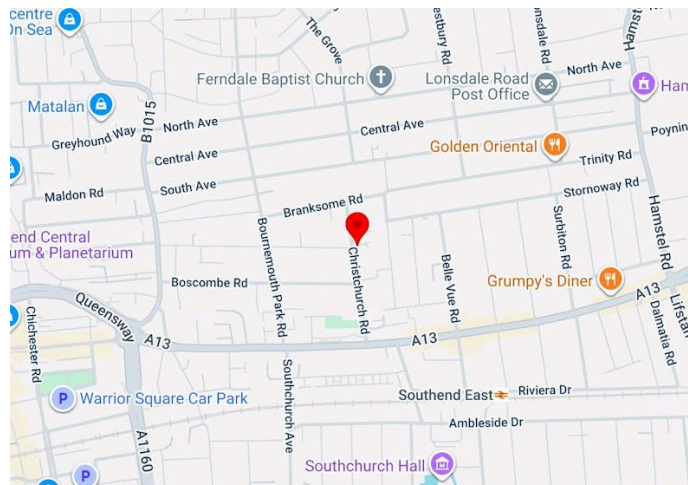
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Description

There are several ongoing land development projects along Christchurch Road, reflecting increased investment in the area. The subject site forms part of this broader redevelopment and comprises a plot that was formerly occupied by a stable block, with more recent additions incorporated over time.

The premises are divided into two distinct areas. The northernmost section forms part of a day nursery and comprises a two-storey, brick-built building beneath a pitched roof. Access to this portion of the property is currently gained through the day nursery itself, although a rear fire escape door provides a secondary link into the remainder of the site.

The remainder of the site features a single-storey office building, constructed with rendered brick or block elevations under a felt-covered flat roof. This section provides office accommodation and is positioned opposite three lock-up garages. Two of the garages are of brick construction and measure approximately 5.2m x 4.1m, while the third is a sectional concrete garage with a concrete base, measuring around 4.1m x 2.6m.

Access to this part of the site is via a private driveway off Christchurch Road, measuring approximately 3.1 metres in width. As such, it is most suitable for light commercial vans and domestic vehicles. The site is secured by a gate, and an additional external area provides parking for up to three vehicles.

PLEASE NOTE:

The garages and the store adjoining the office are currently vacant.

Location

The premises are located on Christchurch Road in Southend which is accessed from Southchurch Road, a key thoroughfare that runs in an easterly direction from Southend town centre, linking with Shoeburyness to the east. Christchurch Road is predominantly residential in nature, however the southern section of the road features a mix of commercial uses, creating a varied streetscape at the junction.

Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	2,457	228.26	Available