



Ayers & Cruiks
COMMERCIAL

For Sale
3,161 sq ft

**46 Alexandra Street,
Southend-On-Sea, SS1 1BJ**

2 storey building set out as an office with WC and kitchenette on ground floor and separate WC on first floor.

- Two-Storey Building
- Prominent Location
- Suitable For Other Uses STPP
- Adjacent To Public Car Park
- Offers In The Region Of £690,000

www.ayerscruiks.co.uk



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Summary

- Price: Offers in the region of £690,000
- 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

Further information

- [View details on our website](#)

Contact & Viewings

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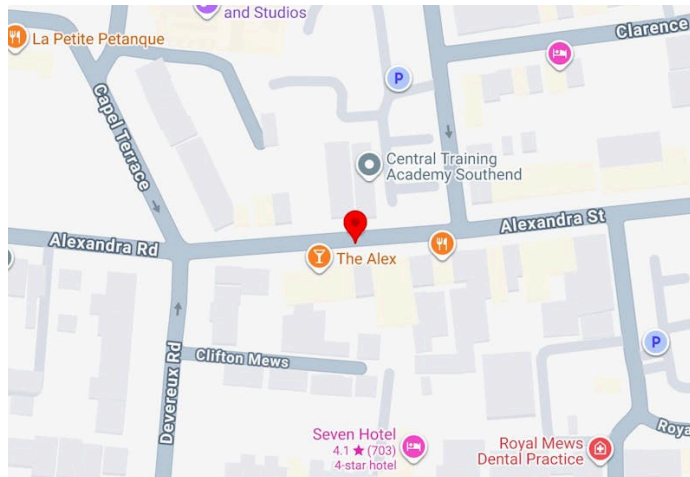
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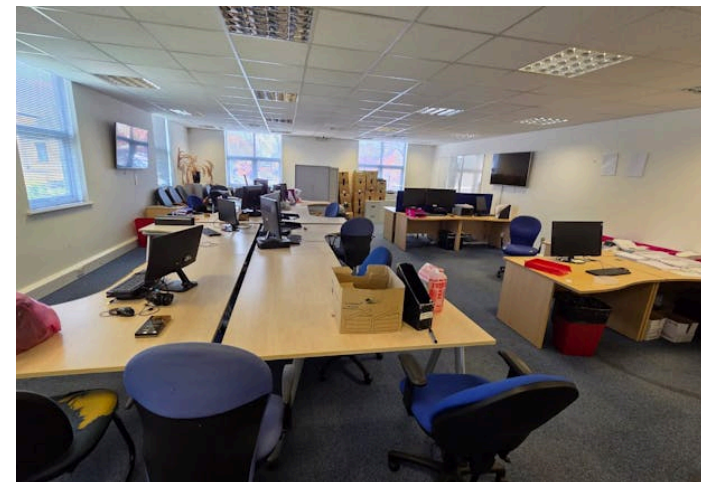


Description

The property is a character building currently set out as an office, arranged over the ground and first floors. The ground floor benefits from its own WC and kitchenette, while the first floor has a separate WC facility. Some rooms are fitted with air conditioning, adding to the comfort of the workspace. The property may be suitable for a range of alternative uses, subject to the necessary planning consents.

Location

This property is in a prime spot on the north side of Alexandra Street, just a short walk from Southend High Street. It's in a busy area with lots of foot traffic and sits right next to a public car park. The location has excellent transport links. The A13 and A127 are close by, giving quick access to the M25, London, and the wider Essex area.



Southend Central train station is less than 5 minutes away on foot, with regular trains to London Fenchurch Street.

Accommodation

Name	sq ft	sq m	Availability
Building	3,161	293.67	Available

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.