



Ayers & Cruiks
COMMERCIAL

For Sale

2,701 sq ft

**259 London Road,
Hadleigh, Benfleet, SS7
2BN**

Mixed use investment opportunity consisting of a commercial unit and three residential flats let on ASTs.

- Mixed use investment opportunity
- Commercial unit with basement and mezzanine level
- Three modern 1 bedroom flats all let on ASTs
- Strong existing income of £39,000 per annum
- Offers in the region of £1,050,000

www.ayerscruiks.co.uk



259 London Road, Hadleigh,
Benfleet, SS7 2BN

Summary

- Price: Offers in the region of £1,050,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed

Further information

- [View details on our website](#)

Contact & Viewings

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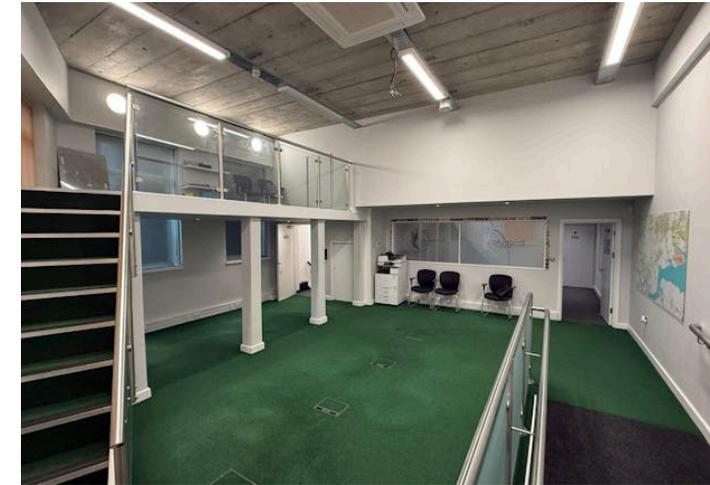


Description

This mixed use investment opportunity comprises of a high specification commercial unit arranged over three levels together with three one-bedroom residential flats, all currently let on ASTs. The commercial unit is arranged across a main retail area on the ground floor (879 sq ft), mezzanine level (122 sq ft) and a basement (303 sq ft) which would be ideal for office space or storage. The ground floor has a rear break out room which is fitted with a kitchen and also benefits from WC facilities. The three residential flats have all been refurbished to a high standard with the top floor flat benefitting from a sun balcony (169 sq ft).

Location

This property is situated on a busy high street in Hadleigh meaning that it experiences high levels of visibility and footfall. The area is close to the town centre, well served by bus routes and within easy reach of Benfleet train station, offering good connections to London and Southend.



Accommodation

Name	sq ft	sq m	Availability
Ground - Retail unit	1,001	93	Available
Basement	303	28.15	Available
Ground - Flat A	538.20	50	Available
Ground - Flat B	440.24	40.90	Available
1st - Flat C	418.72	38.90	Available
Total	2,701.16	250.95	

Tenancy Schedule

The three residential flats are currently let on assured short hold tenancies with a combined rental income of £3,250 per calendar month (£39,000 per annum).

Price

Offers in the region of £1,050,000

Viewings

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

