



Ayers & Cruiks
COMMERCIAL

For Sale

1,238.10 sq ft

**64-64a London Road,
Southend-On-Sea, SS1 1PG**

Ground floor retail shop with office, kitchen & WCs plus 2-bed flat above with lounge, kitchen & bathroom.

- Retail and First Floor Two Bedroom Flat
- Close to all local amenities
- Currently Producing £20,600 per annum
- Freehold for sale
- Offers in Excess of £300,000

www.ayerscruiks.co.uk



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Summary

- Price: Offers in excess of £300,000
- Business rates: £2,994 per annum 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 (70)

Further information

- [View details on our website](#)

Contact & Viewings

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Description

The property comprises of a ground floor retail shop with a glazed frontage gas central heating, and LED lighting. To the rear of the shop there is an Office/Storage room, Kitchenette and washrooms. Upstairs there is a good sized two-bedroom First floor flat. This Flat comprises of a Large lounge with a bay window to the front of the of property, Two bedrooms, one of the bedrooms has access to the loft. Finally there is a 3 piece bathroom suite with vinyl flooring, and a fitted kitchen with an electric oven and hob, with plumbing for a washing machine.

Location

The Retail space and flat are in close proximity to the busy Southend High Street, with access to trains running of the C2C and Greater Anglia Line with access to London. There are also a number of bus routes to take around the Southend Area and over Essex.

Accommodation

Building Type	sq ft	sq m	Availability
Mixed Use	1,238.10	115.02	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Price

Offers in the region of £300,000, plus VAT if applicable