



Ayers & Cruiks
COMMERCIAL

For Sale

884 sq ft

**159 West Road,
Shoeburyness, Southend-
on-Sea, SS3 9EF**

Freehold opportunity for a ground floor retail unit with a flat above sold off on a long lease.

- Ground floor vacant retail unit
- Self-contained flat sold off on a long lease
- Freehold available
- Offers in excess of £125,000
- Electric Only
- Planning for Ground Floor Conversion One 2 Bed Flat: 26/00743/PA64

www.ayerscruiks.co.uk



159 West Road, Shoeburyness,
Southend-on-Sea, SS3 9EF

Summary

- 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

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

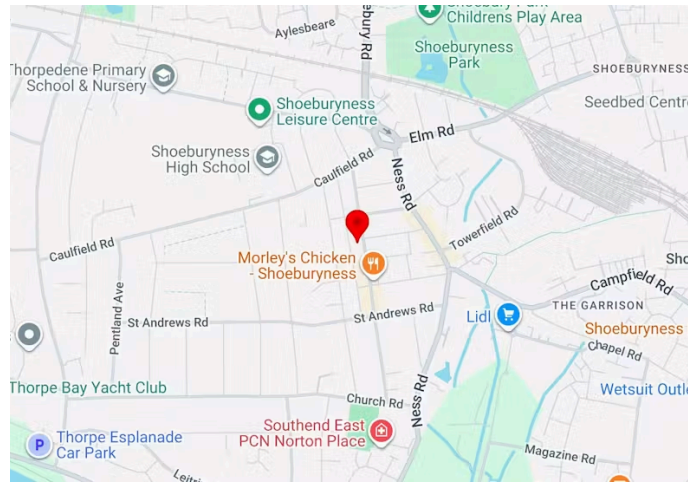
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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

Freehold commercial property comprising a ground floor retail unit, previously occupied as a gelato shop, with a prominent shop frontage. The property also includes a self-contained flat above, which has been sold off on a long lease. Planning for the conversion of the ground floor shop into a 2-bedroom flat (Ref: 26/00743/PA64).

Location

This property occupies a prominent position in Shoeburyness within an established retail and commercial parade benefitting from good local footfall and strong passing trade. The location provides convenient access to Southend-On-Sea town centre and Shoebury train station offering direct services to London Fenchurch Street.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Unit	Retail	884	82.13



Price

Offers in excess of £125,000

Viewings

Strictly by prior appointment via the landlord's appointed agents Ayers & Cruiks.