



Ayers & Cruiks
COMMERCIAL

For Sale
2,252 sq ft

14 King Street, Stanford-le-Hope, SS17 0HL

Prime Stanford-le-Hope location, within walking distance of the station and offering excellent access to the A13 and M25.

- Mixed-use freehold property
- Ground-floor retail unit extending to approx. 1,411 sq ft
- Self-contained two-bedroom flat above
- Flat producing £1,200 pcm
- Prominent Stanford-le-Hope town centre location
- Within walking distance of the railway station
- Offers in excess of £390,000

www.ayerscruiks.co.uk





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Summary

- Price: Offers in excess of £390,000
- Business rates: Interested parties are advised to contact the local authority to confirm their rating liability.
- 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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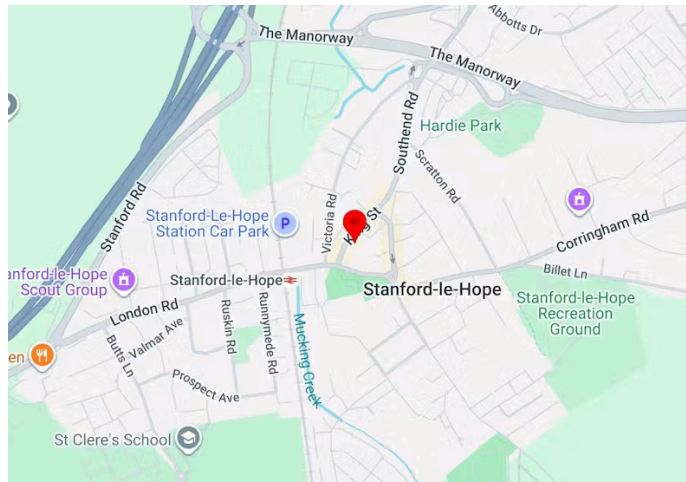
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Description

An excellent opportunity to acquire a mixed-use freehold property in central Stanford-le-Hope, comprising a 1,411 sq ft ground-floor retail unit with storage and a self-contained 841 sq ft two-bedroom flat above.

The shop benefits from a fully glazed frontage, electric roller shutter, air conditioning and rear loading access, with potential to increase the retail area. Havens Hospice currently occupies the shop, with the lease expiring in February 2027 and the tenant, we understand is vacating.

The flat is let on a periodic tenancy, producing £1,200 pcm (£14,400 per annum).

Location

The property is situated in the heart of Stanford-le-Hope's established commercial centre, surrounded by a range of shops, businesses and local amenities. Stanford-le-Hope mainline railway station is within walking distance, providing convenient rail connections.

Terms

The ground floor shop is let to Havens Hospice, the lease expires in February 2027 and we are



The location also benefits from excellent road links, with the A13 and M25 both easily accessible, providing onward connections throughout Essex and into London.

Viewings

Strictly by prior appointment with the vendors appointed agent Ayers & Cruiks

advised they will be vacating.

The first floor flat is let on a periodic tenancy producing £1,200 pcm

The property is being sold as is with approximately 5 months remaining of Havens lease

Price

Offers in excess of £390,000 subject to the existing tenancies.

Accommodation

Floor/Unit	Description	Size	sq ft	sq m
Ground	Shop/Stores	1,411 sq ft	1,411	131.09
1st	Flat	841 sq ft	841	78.13
Total			2,252	209.22