



**Ayers & Cruiks**  
COMMERCIAL

## For Sale

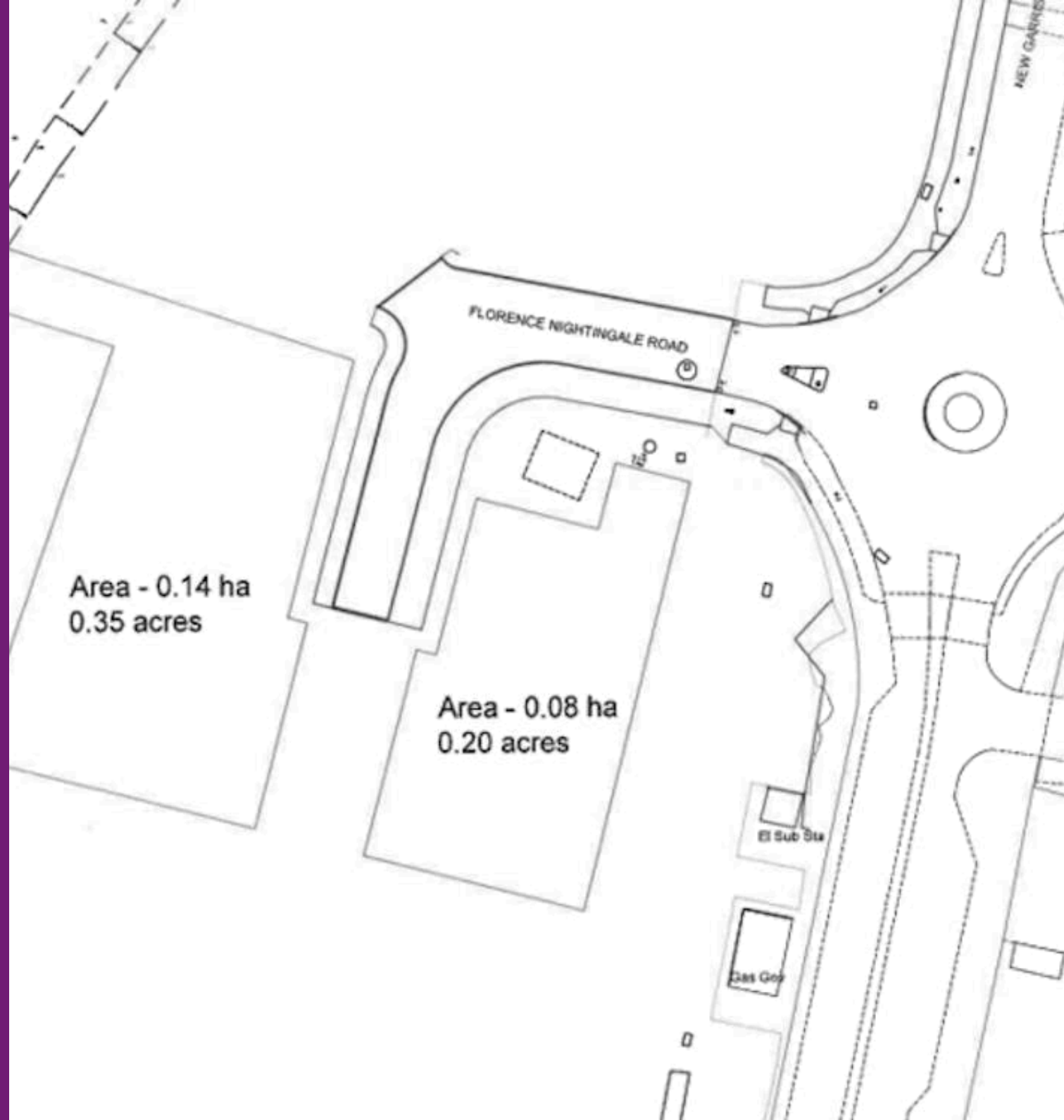
8,712 to 47,916 sq ft

## The Garrison, Shoeburyness, SS3 9BX

Development plots that benefit from 3 phase electricity and would be suitable for commercial or residential uses.

- Can be Bought Together or Separately
- Suit Commercial uses Or Residential
- Two Plots 0.35 and 0.20 Acres Available
- Adjacent to Lidl and Sainsburys
- Freehold Offers Invited

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## The Garrison, Shoeburyness, SS3 9BX

### Summary

- Business rates: Interested parties are advised to confirm the rating liability with the relevant local council
- VAT: To be confirmed

### Further information

- [View details on our website](#)

### Contact & Viewings

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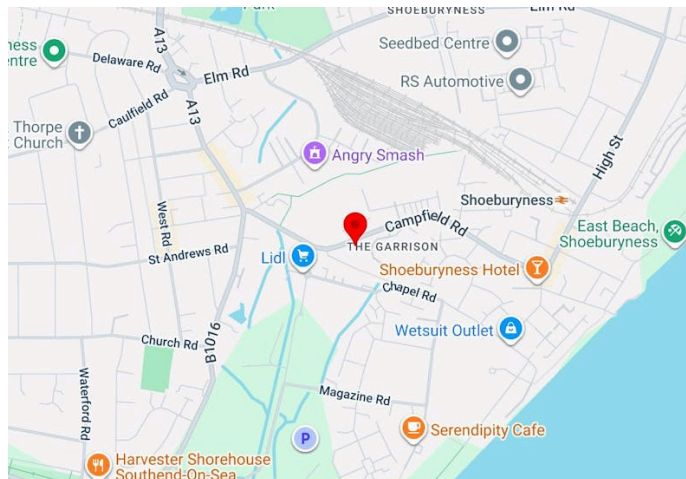
Darrell Clarke  
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### Offices

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Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



### Description

Each plot will benefit services to their respective entrances

#### SERVICES

To the bell mouth of each site there will be:

- Foul and surface water drainage connections
- 50mm water main at min 1 bar pressure
- 400kVA 3 phase electricity supply
- Fibre supply

### Location

The Garrison in Shoeburyness has developed enormously over recent years, both in terms of residential and commercial. The area is a popular residential location with pleasant estuary walks, cricket ground and a café serving the community and visitors. Adjacent to these sites to the south side will be circa 214 residential units and to the north there is Lidl supermarket, Sainsburys Local and Hinguar School.

Following the sale of the residential site at The Garrison to Bellway Homes our clients have two plots remaining that lie either side of the access road from New Garrison Road.

### Accommodation

Description	Building Type	sq ft	sq m	Availability
Plot 1	Development	15,246	1,416.40	Available
Plot 2	Development	8,712	809.37	Available
Plot 1 & 2	Development	23,958	2,225.77	Available

### Viewings

The sites can be viewed from their boundaries by visiting the site. This is undertaken at an individual's own risk.

### Price

The Plots are available individually or as one. Freehold Offers Invited