



Ayers & Cruiks
COMMERCIAL

1067 London Road, Leigh-on-Sea, SS9 3JP

For Sale | 3,062.97 sq ft

Mixed-use site with a ground floor shop, three-bedroom flat above, separate workshop, and a small piece of land.



Ayers & Cruiks
COMMERCIAL

1067 London Road, Leigh-on-Sea,
SS9 3JP

Summary

- Price: Offers in excess of £475,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

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

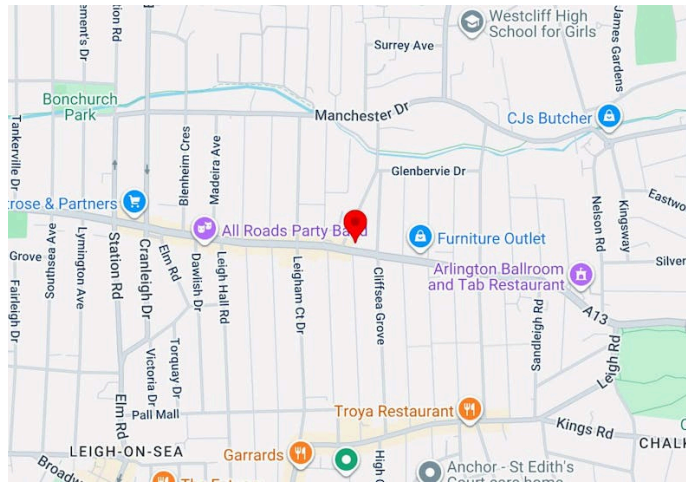
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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



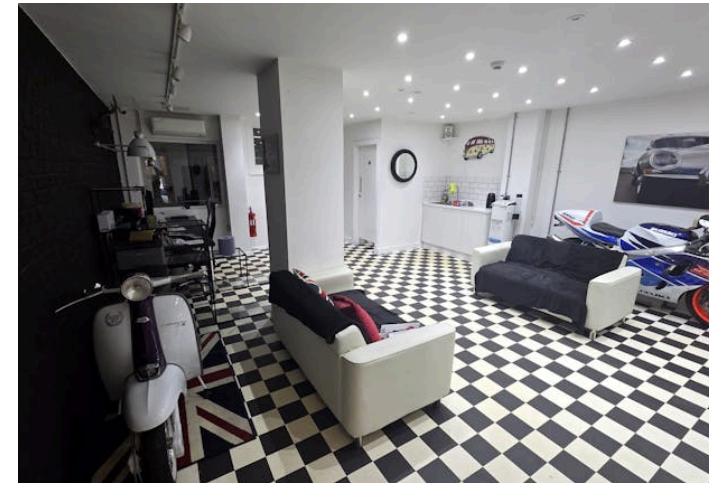
Key Points

- Versatile Mixed-Use Site
- Self-Contained Flat with Private Access
- Rear Workshop with Access & Parking
- Development Potential (STP)
- Offers In Excess Of £475,000

Description

The property includes a ground floor shop, a three-bedroom flat above, a separate workshop at the back, and a small piece of land behind 1069 London Road. It's a flexible site with potential for income or future development (subject to planning). The ground floor shop has a modern shopfront and leads to a middle room with a toilet and storage under the stairs. At the back, there is a workshop with access to a rear yard. The roof is tiled and fitted with six solar panels.

Behind the main building is a separate workshop unit. It's built with brick, steel, and timber, and is used for vehicle cleaning and detailing. It includes office space, LED lights, air conditioning, and a roller shutter door. The flat above has its own entrance and includes three bedrooms (one with a bay window), a living room, kitchen, separate toilet, and shower room. It has gas central heating. Outside, there is a forecourt with parking and roller shutter access to the workshop. A



Price

Offers In Excess Of £475000

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Nov 2025.

Accommodation

Floor/Unit	sq ft	sq m
Ground	2,208.20	205.15
1st	785.77	73
Outdoor	69	6.41

