



Ayers & Cruiks
COMMERCIAL

For Sale
1,122 sq ft

**135 Victoria Avenue,
Southend-on-Sea, SS2 6EL**

Prominent Victoria Avenue property with approval to convert former offices into two 2-bed flats, offering strong redevelopment potential.

- Prominent two-storey property on Victoria Avenue
- Planning approval for conversion to two self-contained flats
- Strong residential conversion and redevelopment opportunity
- Separate approval in place for rear MVHR ventilation works
- Offers In Excess Of £225,000

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Summary

- Price: Offers in excess of £225,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000.
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: D (83)

Further information

- [View details on our website](#)

Contact & Viewings

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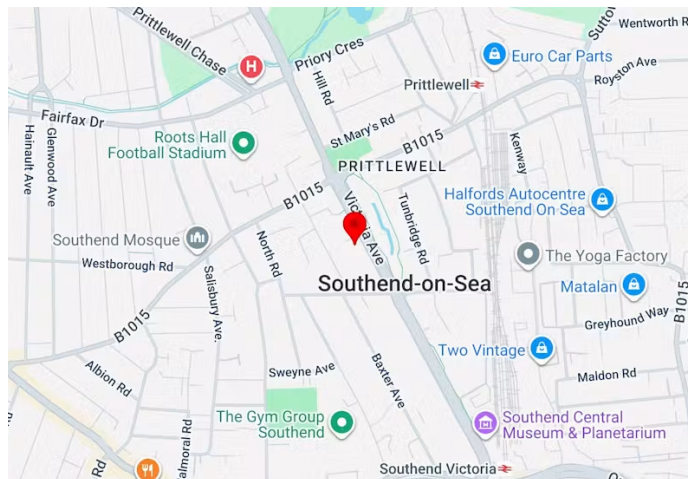
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Description

A two-storey former office property with planning approval for conversion into two self-contained 2-bedroom residential flats (Use Class C3), measuring approximately 65.09 sq m and 69.70 sq m.

The approved accommodation includes living/dining areas, kitchens, bathrooms, bedrooms and storage, with separate permission also granted for rear MVHR units and external ventilation grilles to support the conversion. The property fronts Victoria Avenue, and the submitted plans identify an existing right of way alongside the site, presenting an attractive residential conversion and development opportunity, subject to compliance with the relevant planning conditions.

Location

Prominent two-storey commercial property on Victoria Avenue, Southend-on-Sea, offering good road frontage and accessibility.



The surrounding area comprises a mix of commercial, residential and light-industrial uses, with convenient access to Southend city centre and Southend Victoria station.

Accommodation

Description	sq ft	sq m
Ground Floor	527	48.96
First Floor	592	55
Total	1,119	103.96

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Price

Offers In Excess of £225,000