



Ayers & Cruiks
COMMERCIAL

For Sale
2,277 sq ft

**Waterloo Road,
Shoeburyness, Southend-
on-Sea, SS3 9EF**

**Freehold opportunity for a
vacant industrial warehouse
with mezzanine level**

- Industrial unit suitable for a variety of uses
- Yard area
- Freehold opportunity
- Gas & 3 Phase Electric
- Offers in excess of £250,000
- Planning for Two 3-Bedroom Flats: 25/01147/PA64

www.ayerscruiks.co.uk



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Southend-on-Sea, SS3 9EF

Summary

- Price: Offers in excess of £250,000
- 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

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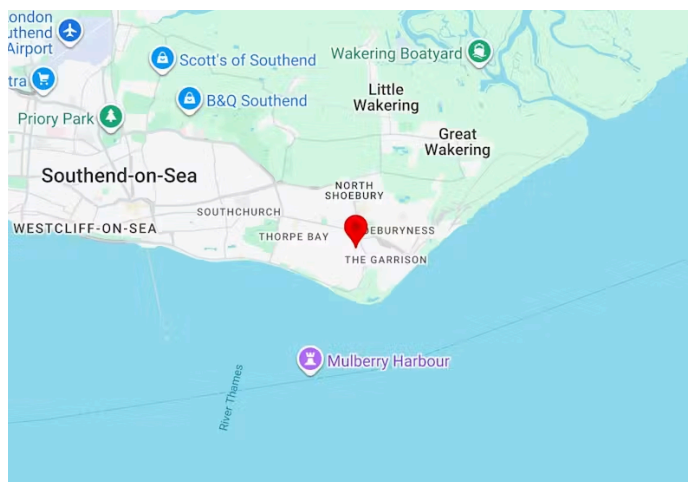
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Description

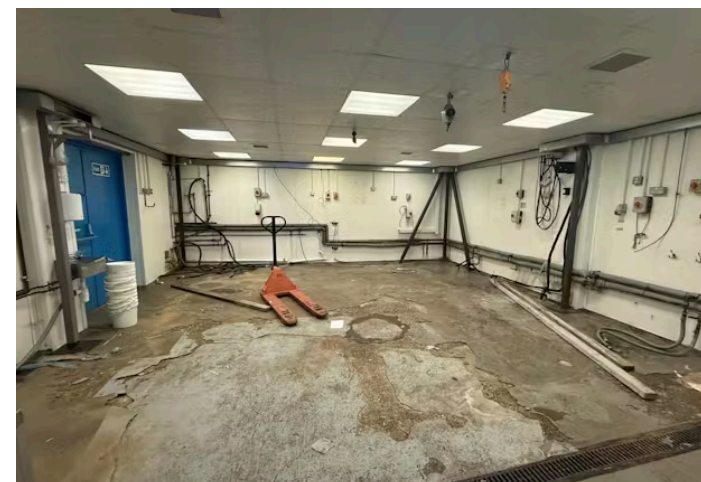
Vacant industrial/storage unit with roller shutter access and a mezzanine level, suitable for a variety of industrial, storage, or workshop uses. The property benefits from an external yard, three-phase electricity, and a gas supply. Planning permission has also been granted for the development of two 3-bedroom flats. Planning Number: 25/01147/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	Availability
Ground	Industrial	1,175	109.16	Available
Mezzanine	Industrial	1,102	102.38	Available
Total		2,277	211.54	



Price

Offers in excess of £250,000

Viewings

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