

FREEHOLD – ASKING PRICE - £425,000

SITUATION AND DESCRIPTION

Hair & Son are pleased to offer to the market this freehold, mid-terrace ground and first floor commercial premises for sale and to be sold with full vacant possession. The premises boasts a ground floor retail premises offering a main sales area, rear storage area and shared W/C's with the first floors. The first floor consists of a vacant open planned office, kitchen area and 2 x W/C's shared with the ground floor.

The property offers an idea opportunity for a first floor residential conversion (subject to the relevant planning consents).

ACCOMMODATION

13 LOWER SOUTHEND ROAD (GROUND FLOOR):
MAIN RETAIL AREA: 12'2" X 32'10" WIDENING TO 17'8" X 31'5"
REAR STORAGE ROOM: 16' X 12'6"

GROSS INTERNAL FLOOR AREA: 1,156 SQ.FT (107 SQ.M)

13A LOWER SOUTHEND ROAD (FIRST FLOOR):
MAIN OFFICE AREA: 71'4" X 19'6" REDUCING TO 16'7"
KITCHEN: 7'2" WIDENING TO 8'8" X 21'9"
2 X W/C'S

GROSS INTERNAL FLOOR AREA: 1,402.5 SQ.FT (130 SQ.M)

DESCRIPTION

A lock up ground floor retail premises with a vacant first floor office above offering an ideal opportunity for residential development (subject to the relevant planning consents).

RATEABLE VALUE

The premises has two rateable values (Please note that the rateable value and rates payable are due to change in April 2026):

13 Lower Southend Road - The rateable value is £13,000 which is chargeable at 49p in the pound for the rating year to April 2025.

13a Lower Southend Road - The rateable value is £12,750 which is chargeable at 49p in the pound for the rating year to April 2025.

ENERGY PERFORMANCE

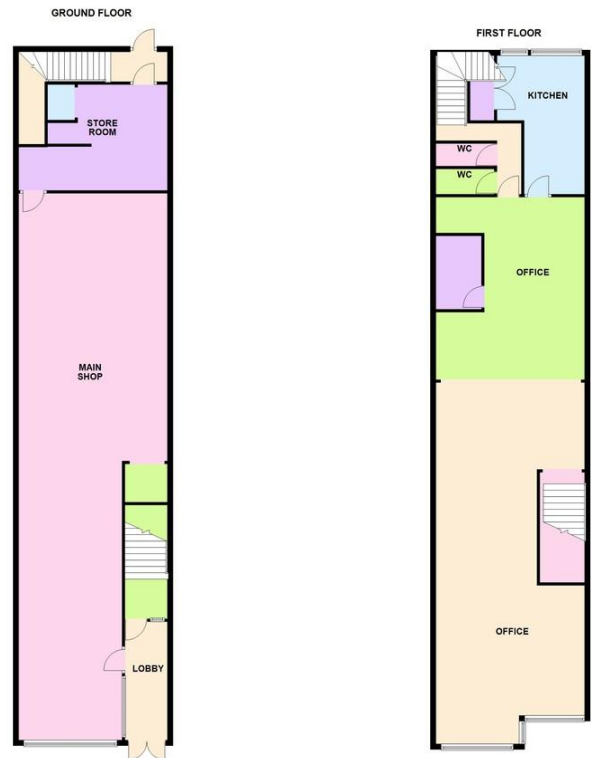
The energy performance Certificate shows a rating of TBC

TERMS

An asking price of £425,000 is required for our client's Freehold interest in these premises.

VIEWING

By prior telephone appointment with Hair & Son LLP: 01702 394959 (Opt. 3).



13/13A LOWER SOUTHEND ROAD, WICKFORD

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)
More than an estate agent
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