

**4 Grosvenor Road,
Westcliff-on-Sea,
Essex, SS0 8EN.**



**FOR SALE - FREEHOLD
FORMER HOTEL - 16 BED, 10 WITH EN SUITES.
APPROX 6,623 SQ FT (615 SQ MS)**



**4 Grosvenor Road,
Westcliff on Sea,
Essex,
SS0 8EN.**

A former, link detached, 16 bedroom, 10 with en suites, hotel which is arranged over 3 floors and is approximately 6,623 sq. ft. and would be suitable for a variety of uses STP. The property is located within close proximity to the seafront and offers excellent transport links and benefits from off street parking for several vehicles.



Accommodation:

All areas are approximate and have been taken from the plans provided. All areas are measured on a Gross Internal basis (GIA).

Approx. 6,623 Sq. Ft (619 sq. m.)

Features:

- 16 Bedrooms, 10 with En Suites
- Freehold Link Detached
- Conversion Opportunity STP
- Close to Seafront
- Offered With Full Vacant Possession
- Excellent Transport Links
- Suit Variety of Uses STP

Terms:

The freehold is available to purchase, subject to an asking price of £2,100,000 (VAT not applicable). All other terms and conditions by negotiation.

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend City Council – 01702 215004) to ensure that any proposed use is in accordance with the current planning policy.

Services:

We understand that the property benefits from all mains services but interested parties are advised to make their own enquiries to ensure their presence and adequacy.

Business Rates:

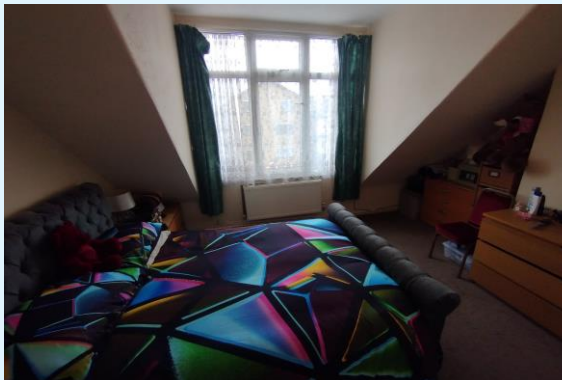
Interested parties are advised to contact the Local Rating Authority (Southend Borough Council) for formal confirmation of the rating liability.

Energy Performance Certificate: (EPC)

The property has an Energy Performance Certificate (EPC) rating of D-64, valid until February 2036.

PRICE: £2,100,000 FREEHOLD





Viewing Arrangements

Strictly via prior appointment with the sole selling agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Matt Parsons T: 01702 311 143

E: matt@dedmangray.co.uk



13 Nelson Street, Southend, Essex, SS1 1EF Tel: 01702 311039 E: royhorton@dedmangray.co.uk

www.dedmangray.co.uk

Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

