

701 London Road
Westcliff-on-Sea, Essex, SS0 9PA



FOR SALE - FREEHOLD - RETAIL UNIT - APPROX 579 SQ. FT.

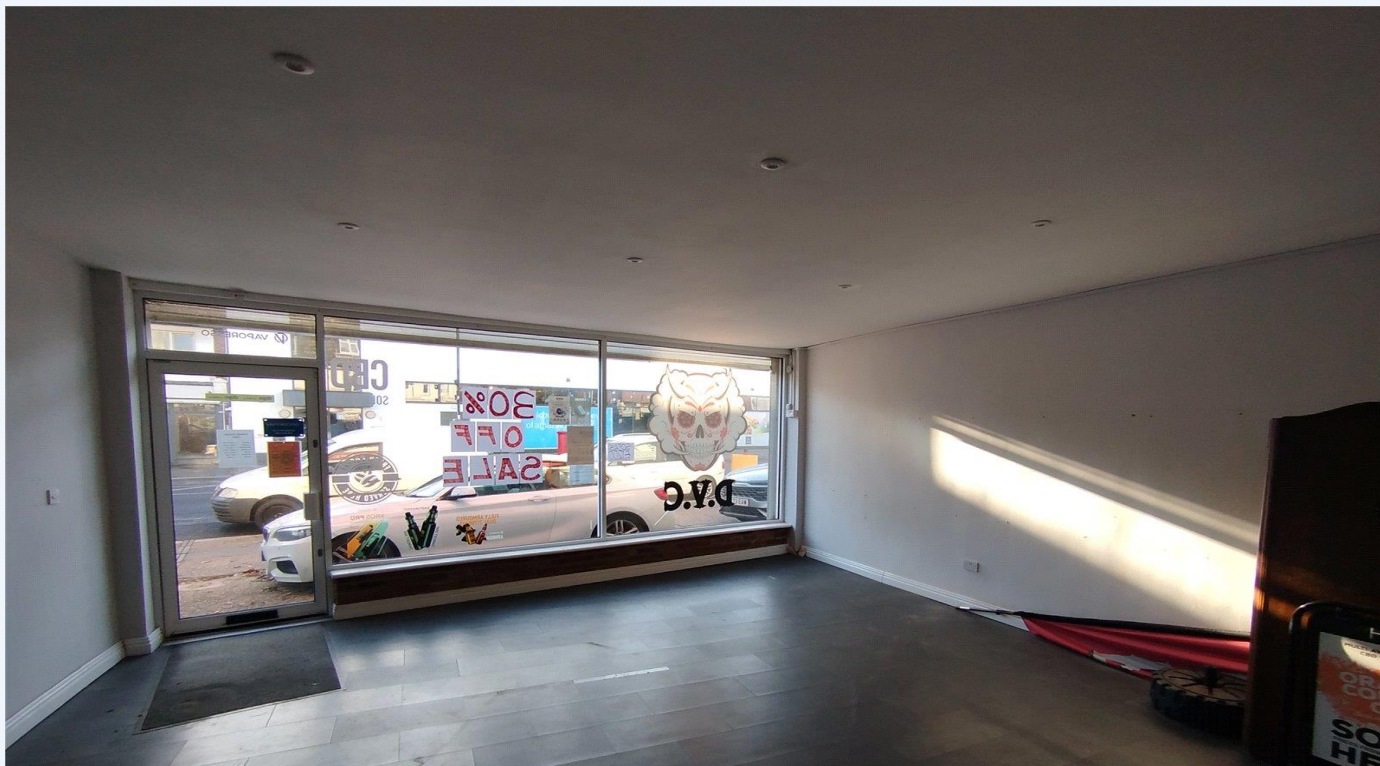


Accommodation: All areas are approximate and have been measured on a Net Internal basis (NIA). Approx - 579 sq. ft. (53.79)

Features:

- Prominent Location
- New Lease Negotiable
- Available Immediately
- Electric Roller Shutter
- WC & Kitchenette

Terms: The property is offered for freehold sale, subject to an asking price of £170,000 plus VAT (if applicable).



EPC: 71 - C

Business Rates: The property is entered on the April 2023 rating list as a Shop and Premises with a current rateable value of £6,500 and may therefore attract 100% small business rates relief. Interested parties are advised to seek verification from Southend City Council on 01702 215001

Planning: Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend City Council on 01702 215000.

Legal Fees: Each party to bear their own legal costs

Viewing: By prior appointment with Dedman Gray Commercial. Please contact Matt Parsons on 01702 311143.

Price: £170,000 (+VAT if applicable).