

**22 Belle Vue Place
Southend-On-Sea,
Essex, SS1 2RA**



**SOUTHEND ESSEX, FULLY EQUIPPED VEHICLE SERVICE/MOT STATION
IN APPROX. 6,250 SQ.FT. PLUS MEZZANINE STORAGE**

**DEDMAN
GRAY**
COMMERCIAL

A detached vehicle service/MOT station, the ground floor offering approx. 6,250 sq.ft overall + mezzanine storage & staff facilities. Features include front roller shutter, 5 car ramps, inspection pits, 3 phase power supply & high quality customer reception/waiting area.

Accommodation:

All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis:

Ground Floor: 5,680 sq.ft. including customer reception area, WC's, Office & store. Mezzanine staff/kitchen area 137 sq.ft. & store, as well as two other mezzanine stores of 422 sq.ft. & 1,759 sq.ft. Eaves height 4.2m. Apex height 6.6m. Front roller shutter 3.5m high & 3.7m wide with secondary internal shutter.



Features:

- Substantial Fitted/Equipped Vehicle/MOT Centre
- Suitable For Other Uses STP
- Approx. 6,250 Sq.Ft. Overall
- Mezzanine Stores
- Various Ramps & Pits
- 3 Phase Power Supply

Tenure:

Freehold or with a FR&I lease on terms to be agreed, at a rent of £43,000pa.

Planning:

Interested parties are recommended to contact the local planning authority to ensure that the current or any proposed use is in accordance with the current planning policy.

Business Rates:

The most recent rating assessment shows an adopted value of £39,250. After transitional relief, the amount payable for 2026/2027 is £12,395.15p.

VAT: Neither the purchase price nor the rent will be subject to VAT.

Energy Performance Certificate:

A copy of the EPC, which has a 'B' rating, is available on request.

Legal Fees:

Each party to bear their own.

Viewings/Contact:

Strictly by appointment only via the joint Agents:

Gerard Biagioni:

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