

129 Eagle Way, Shoeburyness,
Southend-On-Sea, SS3 9YA



TO LET, SHOEBURYNESSE/SOUTHEND ESSEX
FORMER DOCTORS SURGERY & PREMISES

**DEDMAN
GRAY**

01702 311111

129 Eagle Way, Shoeburyness, Southend-On-Sea, SS3 9YA

Property:

All measurements are approximate, and have been measured on a gross internal basis:

Ground Floor: 1,082 sq.ft. divided into a number of rooms together with a reception/waiting area, store and WC's. Access to the rear outside space is available from one of these rooms.

First Floor: 432 sq.ft., again divided into a number of rooms, including a domestic kitchen and bathroom/WC.



Summary:

Immediate Availability
Former Doctors Surgery/Premises
Comprising A Converted House
Ground Floor 1,082 Sq.Ft.
First Floor 432 Sq.ft.
In Concentrated Residential Location

Tenure: The property is to let, on a FR&I lease, for a term of years to be agreed, at a rent of £16,000 per annum.

Business Rates: The 2017 rating assessment refers to the property as 'Surgery & Premises' with a value of £17,133, resulting in the sum of approx. £8,500pa being payable.

EPC: An Energy Performance Certificate will be commissioned and provided on request.

Legal Fees: Each party is to be responsible for their own legal fees.

Viewing: All arrangements to view are via Dedman Gray Property Consultants on 01702 311 111.