

**Sovereign House,
82 West Street,
Rochford,
Essex,
SS4 1AS.**



FOR SALE, FREEHOLD OFFICE BUILDING 2433 SQ. FT. (226 SQ. M).



Accommodation:

All floor areas are approximate and have been measured on a gross internal basis.

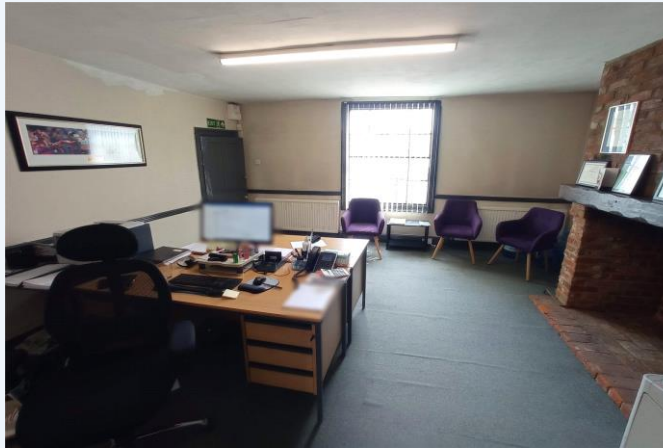
Ground Floor Offices & Storage 1150 sq. ft.

First Floor Offices & Storage 866 sq. ft.

Annex 417 sq. ft.

Features

- Freehold Office Building
- Annex with Kitchenette & WC.
- Vacant Possession
- 8 Parking Spaces
- Potential to Redevelop STPP.
- Situated Opposite Rochford Railway Station

**Terms:**

Freehold Sale - £499,950. (Plus VAT if applicable). The property is offered with Full Vacant Possession.

Planning:

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

Business Rates:

The property is entered on the Rating List as an office with a current rateable value of:

Ground Floor Office & Storage 2019 Rateable Value £6,300.

First Floor Office & Storage 2022 Rateable Value £4,150.

Ground Floor Office Annex:

Office (1) 2023 Rateable Value £1,900.

Office (2) 2023 Rateable Value £1,575.

Viewing:

By prior appointment with Dedman Gray Commercial.

Contact Matt Parsons on 01702 311143 for more details.

Price: £499,999.