

**1 Nelson Street**  
Southend, Essex  
SS1 1EG



**FOR SALE - FREEHOLD**  
**3 STOREY OFFICE BUILDING (PLUS BASEMENT) WITH CAR PARKING**  
**APPROX 2,103 SQ FT (195.37 SQ MS)**

**DEDMAN**  
**GRAY**  
COMMERCIAL

## 1 Nelson Street, Southend-On-Sea, Essex, SS1 1EG.

End of Terrace office premises arranged over three floors plus basement believed to date back to the late 1800's. Car parking is available to the rear of the building and accessed from Scratton Road.

The property is positioned on the west side of Nelson Street within a terrace of similar office buildings, a short distance from Southend City Centre & Southend Central Train Station (Southend Central to London Fenchurch Street line)

Being set within the Milton Conservation area, the property is located in an area containing mostly residential built in the Victorian & Edwardian era.



### Accommodation

The premises have been measured on a Net Internal (NIA) basis and the following approximate floor areas calculated:

#### 1 Nelson Street

Basement:	663 sq ft (61.60 sq ms)
Grd Floor Offices:	776 sq ft (72.24 sq ms)
1st Floor Offices:	332 sq ft (30.82 sq ms)
2nd Floor Offices:	332 sq ft (30.82 sq ms)
<b>Total:</b>	<b>2,103 sq ft (195.37 sq ms)</b>

### Terms

We are instructed to seek offers in the region of £575,000 (Five Hundred & Seventy-Five Thousand Pounds) for the freehold interest in the property, plus VAT if applicable.

*Our clients also own Nos 3 & 5 Nelsons Street and interested parties should note that these properties are simultaneously being offered for sale subject to asking prices of £550,00 and £525,000 respectively 1, 3 & 5 Nelson Street are also being offered as a combined lot, subject to an asking price of £1,550,000 (One Million, Five Hundred & Fifty Thousand Pounds). The relevant marketing brochures are available on request. All prices plus VAT if applicable.*

### 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.

### Business Rates

The property is currently included combined assessment for 1-5 Nelson Street, the adopted 2023 ratable value for which is £38,500. Interested parties are therefore advised to seek guidance from the Valuation Office Agency on the future liability for this part only.

### Energy Performance Certificate (EPC)

The property has an EPC Rating of D-80, which is valid until 28th September 2028.

### Photographs

Please note that the internal images shown are a selection of those taken for all three units and are therefore for indicative purposes only.



### Viewing Arrangements

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

For further information or to arrange a viewing contact:

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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

