

7 Whitegate Road
Southend-On-Sea
Essex
SS1 2LH



FOR SALE

RETAIL SHOWROOM, APPROX. 7,340 SQ FT (682 SQ MS)

TO BE SOLD WITH VACANT POSSESSION

DEDMAN
GRAY
COMMERCIAL

7 Whitegate Road, Southend-On-Sea, Essex, SS1 2LH

Spacious retail showroom with dual frontage and open-plan layout, including storage spaces.

Southend on Sea, situated approximately 45 miles from Central London and 20 miles from Chelmsford, boasts excellent road and rail connectivity. This property holds a prime location just off Chichester Road on the western side of the High Street, surrounded by notable businesses such as Caffè Nero, Superdrug, JD, and Natwest. You'll find the Victoria Shopping Centre, the Royals Shopping Centre, and major city car parks in close proximity.



Accommodation

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

Main Retail Area:	6,200 sq ft (576 sq ms)
Storage:	1,140 sq ft (106 sq ms)

Features

- Retail Showroom
- Dual Frontage
- Prominent Position
- Close to High Street
- Overlooking Busy Car Park
- Long Leasehold Opportunity

Terms

An opportunity to purchase the residue of a 999 year lease which commenced on 10th May 2003, subject to an asking price of £625,000. (plus VAT if applicable)

Planning

Interested parties are recommended to make their own enquiries with the Local Planning Authority, Southend City Council, to ensure that any proposed use is in accordance with the current planning policy. Telephone 01702 215004.

Business Rates

The property is entered on the 2023 Rating List as Shop and Premises with a rateable value of £41,500. The rateable multiplier for 2023/24 is 51.2 p/£ suggesting an estimated notional rates liability of approx. £21,248.00. Interested parties are nevertheless advised to contact the Local Rating Authority in order to verify the actual rates payable.

Energy Performance Certificate (EPC)

The property has an EPC Rating of C-54, which is valid until 2nd February 2028.

Rent: £54,000 per annum.



****Please note that the plan provided is to indicate the location of the property only, not the showroom layout.****



Viewing Arrangements

Strictly via prior appointment with the sole 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

