

29 Harcourt Avenue
Southend-on-Sea
Essex
SS2 6HT



FOR SALE WITH FULL VACANT POSSESSION
FREEHOLD OFFICE BUILDING WITH REDEVELOPMENT POTENTIAL (STPP)
APPROX 1,484 SQ FT (137.8 SQ MS)



29 Harcourt Avenue, Southend-on-Sea, Essex, SS2 6HT

This attractive freehold office building is ideally situated in the heart of Southend-on-Sea, in close proximity to Victoria Avenue. The property offers a unique opportunity for potential redevelopment into residential use, subject to obtaining the necessary planning permissions from the local authorities.

Harcourt Avenue is a quiet residential street located in Southend. The street is lined with well-kept houses and trees.

The A127, a significant road connecting Southend to Basildon and London, is just a short drive away. Similarly, the A13, which provides links to London and the west, is also conveniently close.



Accommodation

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

Ground Floor: 754 sq ft (70 sq ms)

Frist Floor: 754 sq ft (70 sq ms)

Features

- End Of Terrace Office Building
- Available With Vacant Possession
- Residential Redevelopment Potential (STPP)
- Generous Car Parking
- Prominent Position
- Freehold
- Southend Victoria Train Station Nearby (London Liverpool St. Line)

Terms

We are instructed to seek offers in the region of **£375,000 (Three Hundred & Seventy Five Thousand Pounds)** for the freehold interest.

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 appears on the 2023 Rating List as Office & Premises with an adopted ratable value of £10,500. Interested parties are nevertheless advised to seek verification of actual rates payable from the Local Rating Authority.

Energy Performance Certificate (EPC)

The EPC rating is D -93 and the certificate is valid until August 2023.

Freehold Price: £375,000



Viewing Arrangements

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

For further information or to arrange a viewing contact:

Ryan Jones T: 01702 311001 or
E: ryan@dedmangray.co.uk



103, The Broadway, Thorpe Bay, Essex, SS1 3HQ Tel: 01702 311001 E: ryan@dedmangray.co.uk

www.dedmangray.co.uk

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

