

**375-377 Rayleigh Road,
Leigh-On-Sea,
Essex,
SS9 5PS.**



**FOR SALE – FREEHOLD.
GROUND FLOOR OFFICES APPROX. 1248 SQ. FT. (116 SQ. M).
2 BED REFURBISHED FLAT ABOVE & GARAGE.**



375-377 Rayleigh Road, Leigh-On-Sea, Essex, SS9 5PS.

An attractive two storey Victorian building arranged as offices on the ground floor with a self contained, two bedroom, refurbished flat above. Both the commercial and residential parts of the building are exceptionally well presented. The property benefits from a rear courtyard which provides parking for 3 vehicles and a garage.

The property is situated on a busy retail parade with layby parking to the front and Rayleigh town centre approximately 2.5 miles away.



Accommodation:

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis.

Ground Floor Offices

Office 1	165 sq ft (15.36 sq m).
Office 2	161 sq ft (14.99 sq m).
Office 3	92 sq ft (8.52 sq m).
Office 4 & 5	183 sq ft (16.97 sq m).
Office 6	147 sq ft (13.64 sq m).
Office 7	134 sq ft (12.44 sq m).
Office 8	118 sq ft (10.97 sq m).
Reception	225 sq ft (20.9 sq m).
Kitchen	23 sq ft (2.1 sq m).

Features:

- Detached Victorian Building.
- Air Conditioning.
- Off Street Parking (3 Spaces) & Garage.
- Gas Central Heating.
- Refurbished 2 Bedroom Flat Above.
- Vacant Possession Upon Completion.

Services:

Although we are advised that the property benefits from all mains services, interested parties are recommended to make their own enquiries as to the existence and adequacy of these.

Terms:

The property is being offered for freehold sale at a price of £650,000 (we have been informed by the vendor that the property has not been elected for VAT).

Planning:

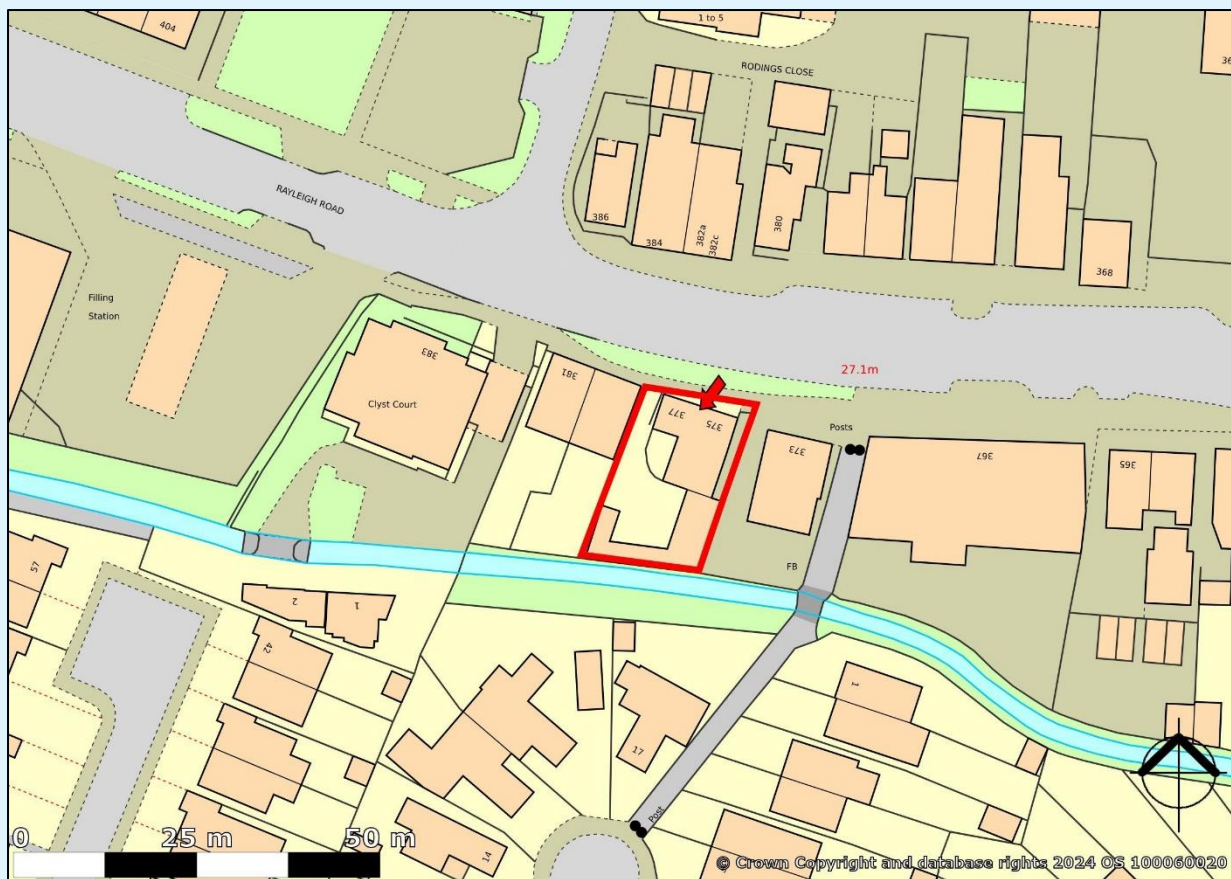
Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend Borough Council 01702 215000) to ensure that any proposed use is in accordance with current planning policy.

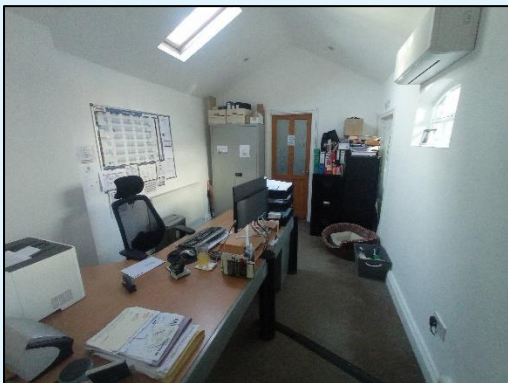
Business Rates:

The property appears on the April 2023 rating list as a shop and premises with an adopted rateable value of £14,750.

Energy Performance Certificate:

N/A





Legal Fees

Each party to bear their own costs.

Further Information & Viewings

For further information or to arrange a viewing please contact Matt Parsons 01702 311143
matt@dedmangray.co.uk



