

1715 London Road,  
Leigh-on-Sea,  
Essex,  
SS9 2SW.



FOR SALE - FREEHOLD - 692 SQ. FT COMMERCIAL  
FLAT ABOVE - GARAGE & PARKING





**Accommodation:**

A 692 sq. ft. commercial unit with ancillary areas to the rear. On the first floor there is a flat that could easily be accessed independently if a dividing wall was erected. The property benefits from off street parking and a garage located at the rear of the plot.

**Features:**

Retail Parade  
Off Street Parking & Garage  
Leigh on Sea Location  
Good Transport Links  
Garden  
E Class

**Location:**

Situated within close proximity to local transport links and all local amenities.

**Planning:**

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

**Price:**

£295,000. for the Freehold interest.

**Business Rates:**

The ground floor property is entered on the April 2023 Rating List as Workshop and Premises with a rateable value of £6,900. and may therefore attract 100% small business rate relief. Interested parties are advised to seek verification from Southend City Council.

**Viewing:**

By prior appointment with Dedman Gray Commercial.  
Contact Matt Parsons on 01702 311143 or 07766 736546 for more details.