

38 & 38a Ashingdon Road

Rochford, Essex, SS4 1RD



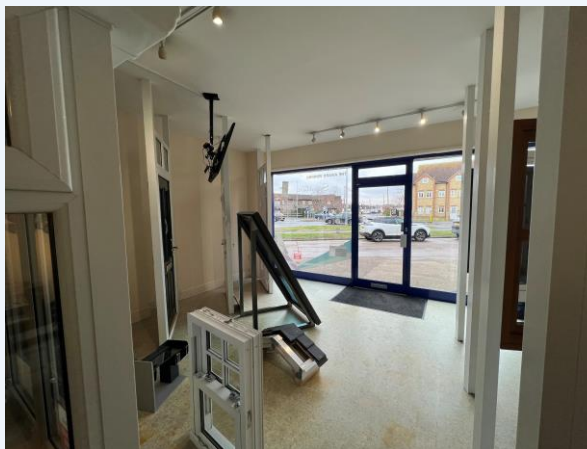
FOR SALE
FREEHOLD INVESTMENT
SHOP (APPROX 551 SQ FT) & 2 BED FLAT

DEDMAN
GRAY
COMMERCIAL

44 & 44a Ashingdon Road Rochford, Essex, SS4 1RD

Ground floor shop unit with self-contained flat above. The tenant is holding over by virtue of a lease that commenced in July 2005, and so the tenancy is due for renewal. The current rent payable is £12,000 p.a. and it is believed that there is scope for rental growth. Service yard & store area to the rear with parking to the front and side.

The property is situated within a local shopping parade at the junction of Ashingdon Road and Days Road, on the outskirts of Rochford Town Centre, approximately 4 miles from Southend-on-Sea.



Accommodation

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

Main Sales:	492 sq ft (45.8 sq ms)
Ancillary:	59 sq ft (5.5 sq ms)
Rear Stores:	132 sq ft (12.32 sq ms)
2 Bed Flat:	497 sq ft (46.21 sq ms)

Features

- Freehold Investment
- Shop & 2 Bed Flat
- Situated in Local Shopping Parade
- Close to Rochford Town Centre
- Tenant Holding-Over on expired lease
- Potential for rental growth

Tenure & Price

Commercial tenant holding-over by virtue of expired lease at rent of £12,000 p.a. Freehold investment available subject to an asking price of £250,000 (plus VAT only if applicable).

Nos 42 & 44 Ashingdon Road are also available for freehold purchase by way of separate negotiation.

Business Rates

The property appears on the 2017 rating list as 'shop & premises' with an adopted rateable value of £6,100.

Energy Performance Certificate

The property has a Commercial Energy Certificate (EPC) rating of C-70 valid until 30 October 2027.

Viewing

Strictly by prior appointment through the sole letting agents, Dedman Gray Property Consultants on 01702 311111

PRICE: £250,000