

**364 London Road,  
Hadleigh,  
Essex,  
SS7 2DA.**



**FOR SALE – FREEHOLD.  
GROUND FLOOR APPROX. 1222 SQ. FT. (NIA).  
4 BED MAISONETTE ABOVE WITH PARKING AT THE REAR.**





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SS7 2DA.**

A detached, freehold building located on the busy London Road with nearby occupiers including McDonalds, Savers, Lidl & Costa Coffee. There is a 4 bed maisonette above which can be accessed independently from the rear of the building. The property benefits from off street parking for several vehicles and the premises are suitable for a variety of uses and has the potential to be developed further, subject to planning permission.



**Accommodation:**

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

Ground Floor	1,222 sq ft (468 sq ms)
1 <sup>st</sup> Floor 4 bed Flat	Unmeasured

**Features:**

- Off Street Parking for Several Vehicles
- Gas Central Heating
- Double Glazing
- Air Conditioning
- Potential to Develop STP
- Vacant Possession Upon Completion
- 4 Bed Maisonette Above

**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 £495,000 (we have been informed by the vendor that the property has not been elected for VAT).

**Planning**

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

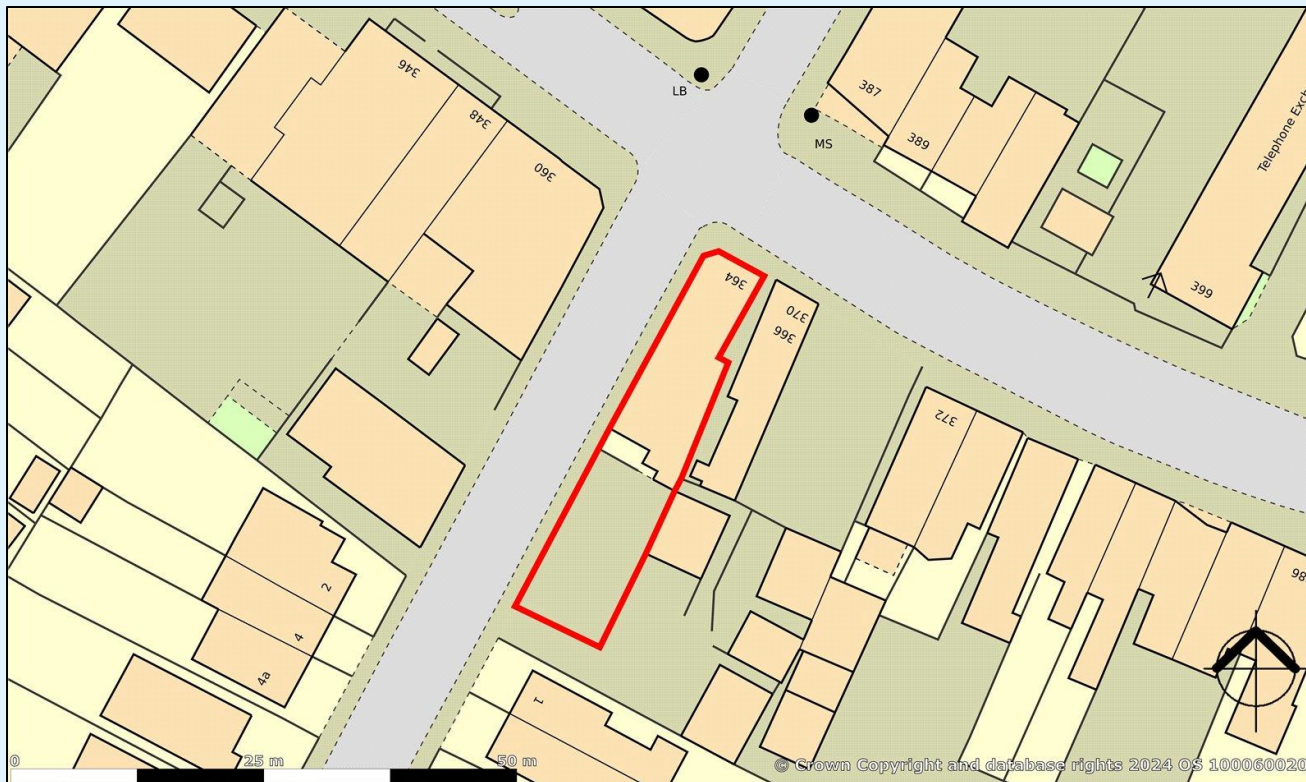
**Business Rates**

The property appears on the 2023 rating list as a Café & Premises with an adopted rateable value of £14,500.

**Energy Performance Certificate**

Current Rating C-72 valid until 16<sup>th</sup> July 2025.

**Price £495,000.**







#### Legal Fees

Each party to bear their own legal costs.

#### Further Information & Viewings

For further information or to arrange a viewing please contact:

**Matt Parsons** on T: 01702 311143.

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