

FOR SALE, ROCHFORD ESSEX, RETAIL SHOP & SELF-CONTAINED 2 BEDROOM MAISONETTE



7/7a North Street, Rochford, Essex, SS4 1AB

- Vacant Retail Shop
- Self-Contained 2 Bedroom Maisonette
- In Popular Market Town
- Suit Various Uses
- Immediate Vacant Possession Available
- Close Railway Station

Property:

Ground Floor Approx. 188 sq.ft. with a kitchen area 5' x 4'6" (22.5 sq.ft.) and a cloakroom/WC.





Residential Accommodation:

Ground Floor: Kitchen: 15" x 7". Lounge: 15" x 10.7" First Floor: Bedroom 1: 15" x 12". Bedroom 2: 10.7" x 10". Bathroom: 8" x 5" all of which is gas centrally heated. To the rear, a small & secluded courtyard/garden area accessed via a secure locked gated alleyway.

Tenure:

The lease was granted for 99 years from 4 June 2004.

Business Rates: The 2017 rating assessment shows an adopted value of £2,700.

Legal Fees:

Each party is to be responsible for their own legal fees.

Viewing:

All arrangements to view are via Dedman Gray Property Consultants on 01702 311 111.

Price: £250,000





103, The Broadway, Thorpe Bay, Essex, SS1 3HQ Tel: 01702 311111 E: commercial@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 or 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 seplicable) are given as a guide only and should not be checked and confirmed by your Solicitor prior to excharge. To forthange of contracts.