

69 West Street, Rochford, Essex, SS4 1BE.

67 Back Lane, Rochford, Essex, SS4 1AX.



FOR SALE - FREEHOLD INVESTMENT - GROSS YIELD 8%.

A Grade II listed, end of terrace cottage build circa 1600's of traditional solid brick construction with a pitched roof which has been converted into a ground floor retail shop along West Street and a 3 bedroom maisonette along Back Lane.

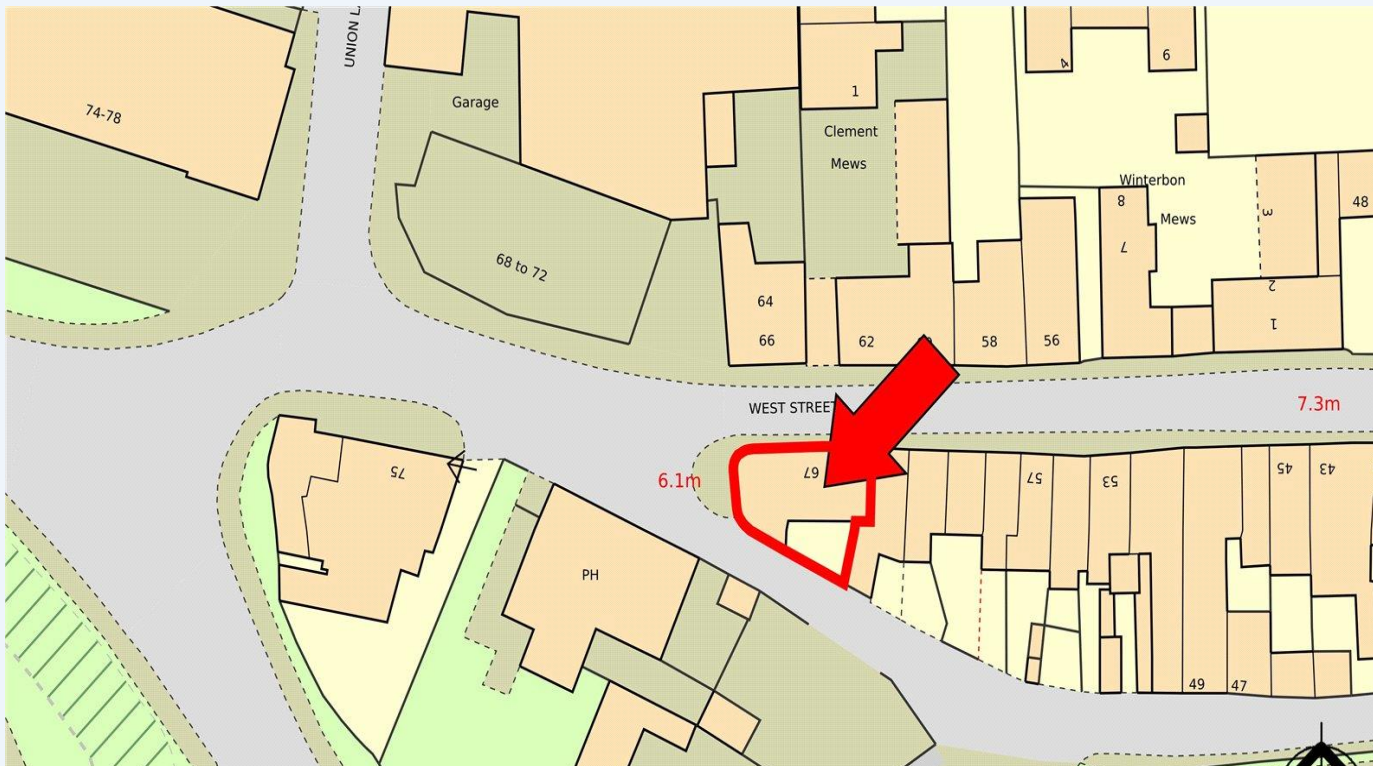
Accommodation:

The ground retail shop has been measured on a Net Internal Area (NIA) basis.

Ground Floor - Approx. 419 sq. ft - Tenanted £875 pcm.

From June 2024.

First floor Flat - Approx 609 sq. ft - Tenanted £1100. pcm.



Features:

- Grade II Listed
- Good Transport Links
- Gross Yield 8%
- Freehold Investment Sale
- Excellent Condition
- 3 Bedroom Flat

Services: All main services are available, power and water connected.

Terms: £300,000. - Freehold Sale - Tenants in occupation.

Business Rates: 69 West Street is entered on the April 2023 rating list as a Shop & Premises with a current rateable value of £5,800 therefore attracting 100% small business rates relief. Interested parties are advised to seek verification from Southend City Council.

Legal Costs: Each party to be responsible for their own.

Viewing: By prior appointment with the Sole Selling Agents, Dedman Gray Commercial. Contact Matt Parsons on 01702 311143 for more details.