

MIXED RESIDENTIAL & COMMERCIAL INVESTMENT FOR SALE



**3 & 3A West Street
Southend On Sea
Essex
SS2 6HH**

Location:

Situated just to the west of the traffic lights at the junction of West Street and Victoria Avenue. Close to the town centre, Prittlewell Station and Southend Football Stadium.

Description:

The property comprises of a ground floor shop with a self contained 2 bedroom flat above.

The shop is let under on 7 year FRI lease commencing 3rd March 2024 at £6,000 per annum

The flat is let under an AST at £650 pcm / £7,800 PA

Accommodation:

Ground Floor Shop

Two Bedroom First Floor Flat

Price:

£220,000 for the freehold interest

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to pay their own legal costs..

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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