

MIXED RESIDENTIAL & COMMERCIAL INVESTMENT FOR SALE



**317, 317A, 317B London Road
Westcliff On Sea
Essex
SS0 7BX**

Location:

Situated on the southern side of the London Road (A13), close to the junction with Hamlet Court Road.

Description:

Three storey end of terraced property. The shop is let upon a 15 year lease from 3rd June 2017 at a rental of £10,250 pa. First floor flat let on an AST at a rental of £900 pcm. Second floor flat let on an AST at a rental of £570 pcm.

TOTAL CURRENT RENTAL INCOME £27,890 PER ANNUM.

Accommodation:

Ground Floor Shop
Two Bedroom First Floor Flat
One Bedroom Second Floor Flat

Price:

£395,000 for the Freehold exclusive.

Viewing:

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

Legal Costs:

Each party to be responsible for 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



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | E: commercial@sorrellproperty.co.uk