

RETAIL/RESIDENTIAL INVESTMENT FOR SALE



**23,23b,25 & 25a Southend Road
Hockley
Essex
SS5 4PZ**

Location:

The property is situated in the large village of Hockley and located on the southern side of the busy Southend Road (B1013) close to its junction with the Spa Road and the main shopping area.

Hockley station on the London Liverpool Street line lies approximately 0.8 miles to the South.

Description:

This residential and retail investment consists of 1 x one bedroom flat, 1 x two bedroom flat and two shop units. The flats have parking to the rear of the property while the commercial units benefit from forecourt parking to front.

Schedule of Rent:

23 - Three year lease agreed from 1st February 2025 - £10,120 per annum. (Barbers Shop).

23b - One Year AST from 1st July 2023 - £7,800 per annum.

25 - Three Year lease from 28th April 2023, let to London Architectural Hardware Limited at £9,950 per annum.

25a - Two Year AST from 24th October 2024 - £9,900 per annum.

Total Rent: £37,770 per annum.

Features:

- Good Investment Opportunity
- Forecourt Parking For Commercial Properties
- Parking Space to Rear for Each Residential Properties

Price:

£700,000 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.