

A1, A2, A3, A4, A5, D1/RESIDENTIAL PREMISES WITH DEVELOPMENT POTENTIAL



WEST ROAD, SHOEBURYNESS, ESSEX SS3 APPROX 2,000 SQ FT (186 M²) GROSS INTERNAL FORE COURT, REAR YARD PLUS 3 VACANT FLATS

Freehold £750,000 - Subject to contract

Location The property is located in a main shopping parade in Shoeburyness about 1.5 miles east of Southend on Sea.

The Property: The property is planned on ground and first floors arranged as follows:

Ground floor	Frontage about 45' Arranged as main room plus 5 ancillary rooms kitchen & WC facilities. Gross internal floor area approx 1,700 sq ft plus about 300 sq. ft. Total about 2,000 sq ft
First floor	1x 2 bed flat 2 x 1 bed flats
Exterior	Front Forecourt - Rear yard providing parking for

about 10 cars

Rating: To be advised

Planning: The property has been used as a training centre for the past 8 years (D1), but also has A1, A2, A3, A4, A5 use.

A recent planning application was refused for 3 additional flats on the flat roof and at second floor level. I have been advised that an application for 2 flats set further back would receive consideration.

Purchasers requiring clarification on these planning matters should seek professional advice or speak directly to Southend on Sea planning department.

VAT The property is elected for VAT

EPC Applied for

Terms To be sold freehold with vacant possession £750,000 subject to contract

Viewing Strictly by appointment via

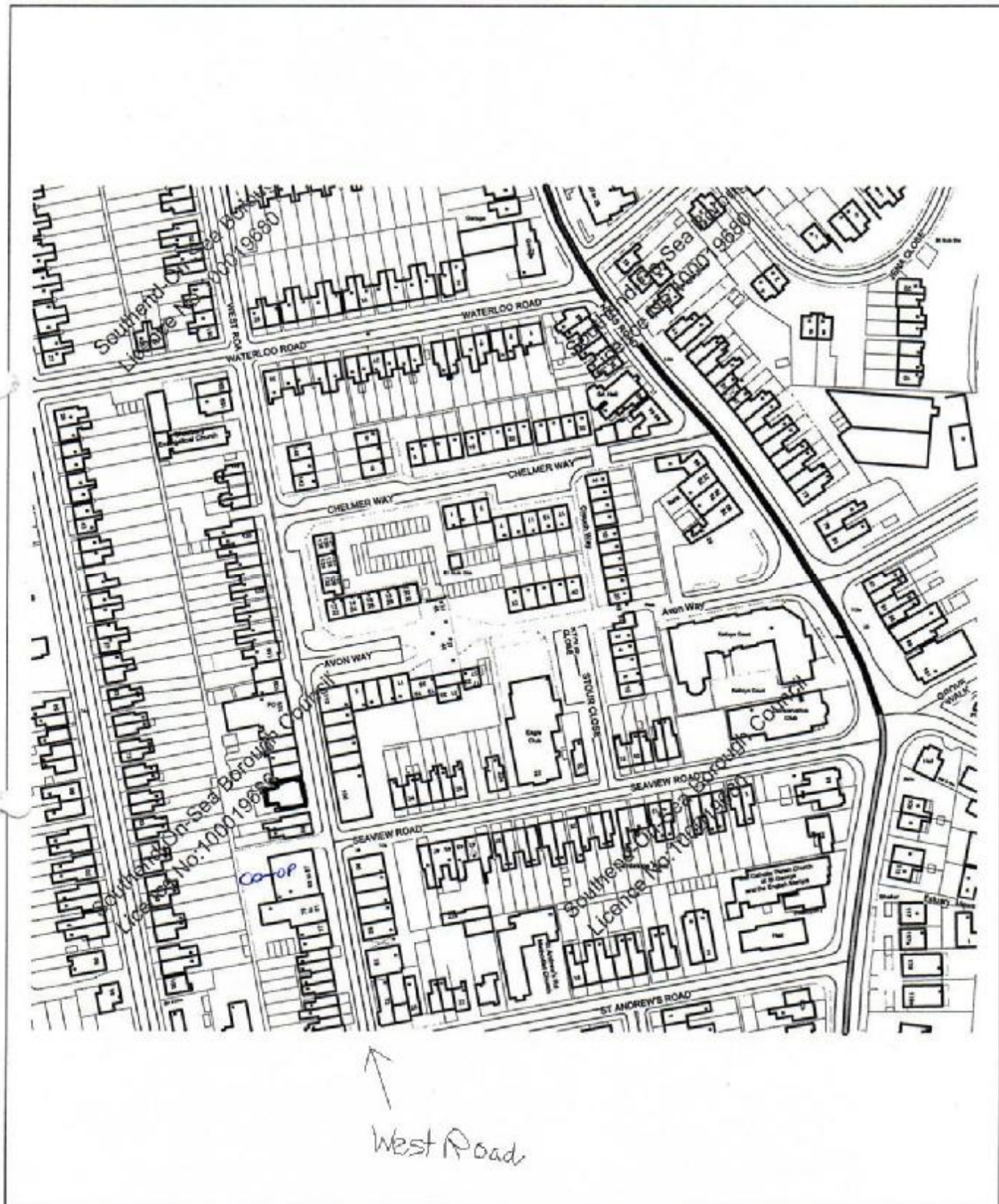
Claridges Commercial 0845 205 0007

Site plan not to scale





Southend-on-Sea Borough Council



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SCALE 1 : 2,000



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Wednesday, October 27, 2004 8:28 PM

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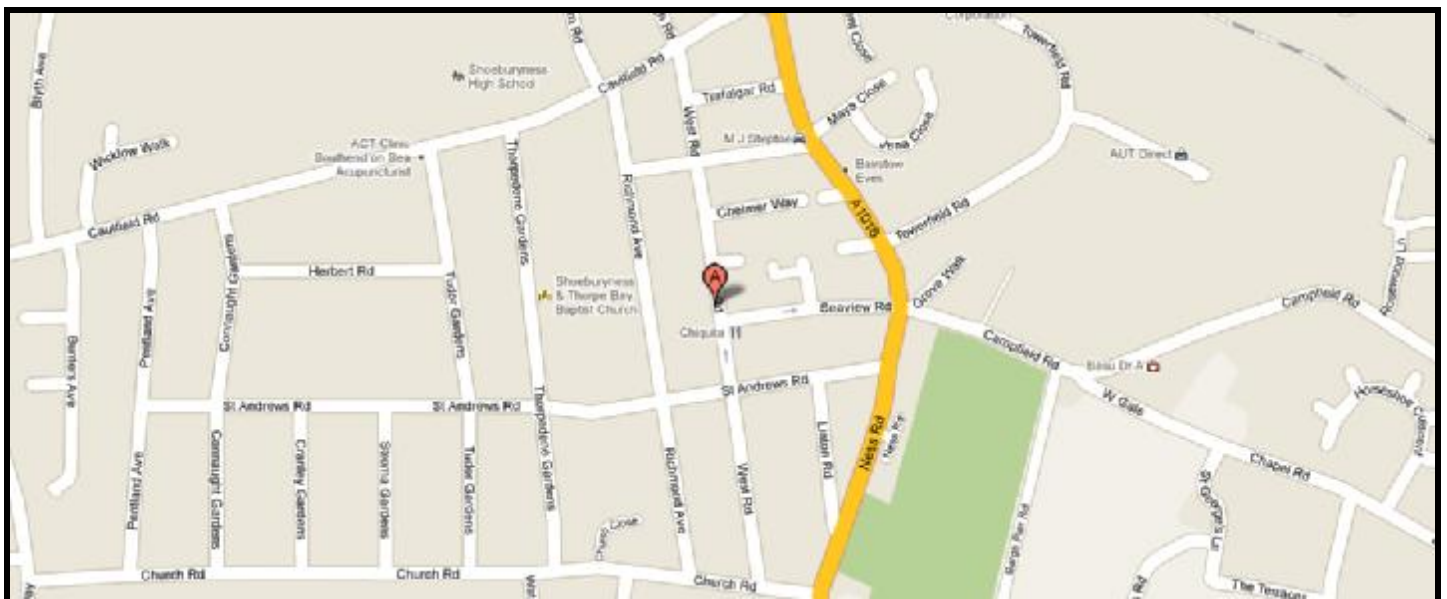
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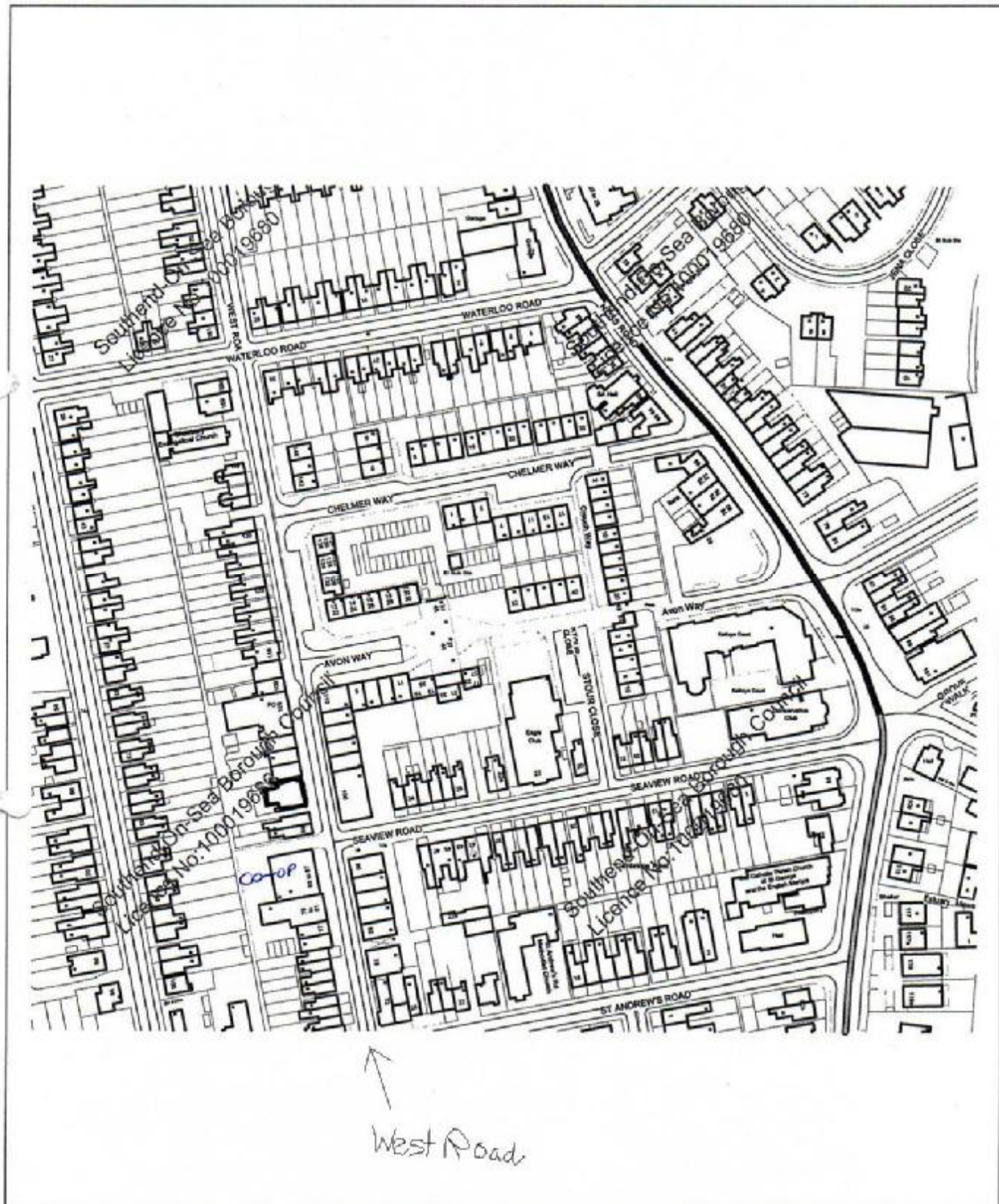
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