

**FOR SALE,
SOUTHEND ON SEA ESSEX
INVESTMENT COMPRISING A CAFE/RESTAURANT &
2 BEDROOM FLAT**



**170 London Road,
Southend-On-Sea, Essex, SS1 1PH**

LOCATION

The property is situated on the very busy London Road (A13) Southend. Southend High Street is at the far end of London Road approximately half a mile away, with a reasonable amount of on street parking available.

DESCRIPTION

Situated on the busy London Road (A13) only a short walk from Southend Town Centre. Comprising briefly a ground floor of approx. 700 sq.ft. with a 30 cover Licenced Cafe/Restaurant, commercial kitchen & ancillary. Rear paved garden with another 18-20 covers. Attractive flat above with 2 bedrooms. The entire property is let for a term of 5 years from 1st December 2014 producing a rental income of £16,000 per annum, representing a yield of 6.03%.

Price Reduced to £265,000

PROPERTY

Ground floor Licenced Cafe/Restaurant with Commercial Kitchen and ancillary approx. 700 sq.ft. Rear walled garden. First floor flat, accessed via a rear staircase within the garden.

UPPER PARTS

At 1st floor with a reception, lounge, 2 bedrooms, bathroom/wc and kitchen.

FEATURES

- Freehold Mixed Investment
- Licenced Cafe/Restaurant
- Ground Floor 700 Sq.Ft.
- 2 Bedroom Flat Above
- Producing Income Of £16,000 PA
- On Busy London Road (A13)

TENURE

Freehold, subject to a Law Society lease of the whole from the 1st December 2014 till the 20th November 2019.



RENTAL INCOME

£16,000 per annum, representing a 6.03% yield.

BUSINESS RATES

The 2017 valuation describes the property as Shop & Premises with a value of £4,700. Under the terms of the lease, the tenant is responsible for these as well as any Council Tax in respect of the flat.

LEGAL FEES

Each party is to be responsible for their own legal fees.

EPC

Copies of the EPC's are available on request.

VIEWING

All arrangements to view are through Dedman Gray on 01702 311 111.

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