

**FOR SALE,  
HULLBRIDGE/HOCKLEY ESSEX  
FREEHOLD SHOP & SELF CONTAINED 2 BEDROOM FLAT**



**251/251a Ferry Road, Hullbridge,  
Hockley, Essex, SS5 6NA**

**LOCATION**

Hullbridge is a village in the Rochford district of Essex, bordered to the north by the River Crouch, and semi-isolated from the nearby towns of Hockley and Rayleigh.

**DESCRIPTION**

Retail shop (763 sq.ft.) suitable for various uses, on a small local parade together with a self-contained 2 bedroom flat let with an income of £7,800pa. Comprising a Butchers shop (578 sq.ft.) with rear 1st floor store & ancillary (185 sq.ft.) in the same ownership for 53 years.

**ASKING PRICE: £245,000 FREEHOLD**

## PROPERTY

Ground Floor 578 sq.ft.

First Floor Store/Ancillary 185 sq.ft.

Garage 124 sq.ft. The garage is informally let to a local tradesperson for storage, with an income of £50pm.

## FEATURES

- Freehold Retail Shop
- Self-Contained Flat
- Suit Many Uses
- 736 Sq.Ft. Overall
- Retirement Sale After 53 Years
- Rear Service Road/Parking

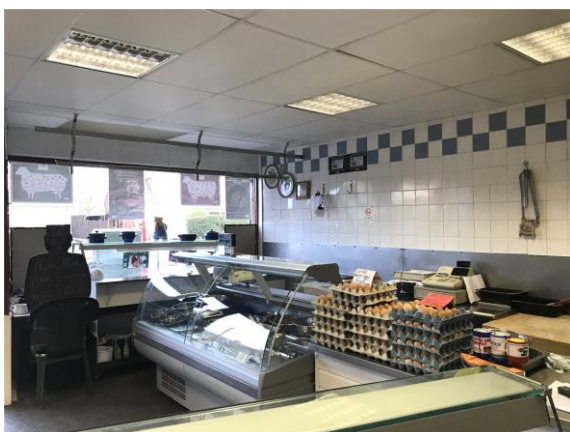


## UPPER PARTS

Comprising a self-contained flat with rear access. 2 bedrooms, front lounge with external balcony, bathroom & wc, kitchen. These parts are let on an assured shorthold tenancy and generate rental income of £7,800pa.

## TENURE

Freehold



## BUSINESS RATES

The 2017 rating valuation shows an adopted value of £5,000. Being below the current threshold of £12,000, qualifying occupiers will be able to claim 100% business rates relief.

## EPC

A copy of the certificate is available on request.

## LEGAL FEES

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

## VIEWING

Viewing arrangements to view the shop and flat are by appointment only.

Email: [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk) Website: [www.dedmangray.co.uk](http://www.dedmangray.co.uk)

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