

**LOT 37**BY ORDER OF JOINT LPA  
RECEIVERS

## 76 & 78 BRIDGWATER DRIVE, WESTCLIFF-ON-SEA, ESSEX, SSO 0DH

### FREEHOLD COMMERCIAL INVESTMENT PLUS VACANT MAISONETTE FOR MODERNISATION

**LOCATION & DESCRIPTION**

A mid-terrace property comprising a ground floor take-away with separate front access to a self-contained maisonette on two upper floors. The property benefits from an enclosed rear garden which includes a garage/store and leads onto a vehicular service road. Forming part of an established local parade serving the surrounding residential area, south of the A127 Southend Arterial Road and about ¾ mile from Southend University Hospital. Westcliff-on-Sea is a popular town abutting Southend, about 40 miles east of central London.

**ACCOMMODATION****Ground Floor Take-Away (No.78):**

554 sq ft (51.4 sq m) plus WC and lean-to store

Let on a repairing and insuring lease to Tin Chuen Yau (trading as a Chinese take-away) for 15 years from 2003 at £10,500 p.a.

**First Floor & Second Floor Maisonette (No.76):****First Floor:** 3 rooms, kitchen, shower/WC**Second Floor:** 3 rooms (one with restricted head height), shower/WC**EQUIVALENT TO £10,500 p.a. PLUS VACANT MAISONETTE**

EPC RATING: Shop - On application &amp; Maisonette - E

**\*GUIDE PRICE: £220,000 - £240,000****LOT 38**

## 2A SACKVILLE ROAD, BEXHILL-ON-SEA, SUSSEX, TN39 3JA

### FREEHOLD VACANT SITE WITH PLANNING FOR DEVELOPMENT

**LOCATION & DESCRIPTION**

A vacant site of just over 0.05 acre (according to architects' plans) between No.2 Sackville Road and the railway line, at the end of a local retail parade, about ½ mile west of Bexhill town centre and mainline station.

Bexhill is a popular seaside resort 60 miles south east of London.

**PLANNING**

GRANTED (ref: RR/2016/2488/P) on 24.2.2017 by the District Council for a four storey development to provide an A1 ground floor unit with 6 x 1-bed flats above.

**SITE AREA:**

A flat level site having a frontage to Sackville Road of approximately 16m, a depth of 29.5m and site area of approximately 0.05 acres.

### OFFERED VACANT WITH PLANNING PERMISSION FOR DEVELOPMENT

**\*GUIDE PRICE: £150,000 plus**