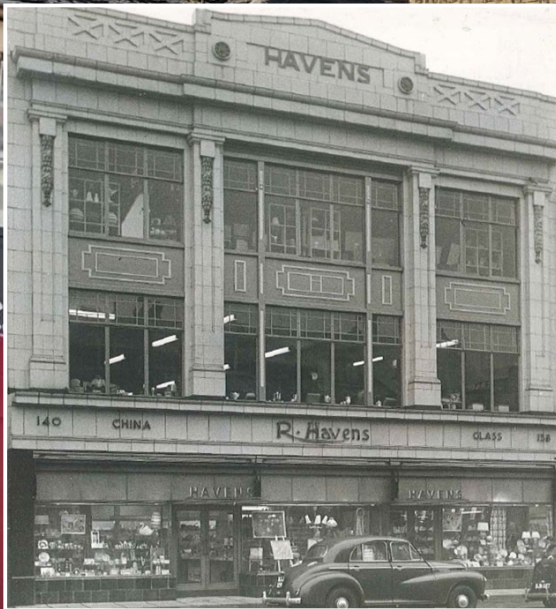


Havens Department Store  
138-140 Hamlet Court Road  
Westcliff-on-Sea  
Essex SS0 7LW



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For Sale. Havens Department Store. Westcliff On Sea Essex. 9,500 Sq.Ft. Overall



## **Havens Department Store**

**138-140 Hamlet Court Road, Westcliff-on-Sea,  
Essex, SS0 7LW**

An iconic grade II listed landmark building over 3 floors totalling 9,500 sq.ft. We believe this opportunity provides a variety of alternative uses including the potential for a residential scheme at 1st & 2nd floors whilst retaining the ground floor for a retail or other use, subject to planning permission.

- A Landmark 3 Storey Building
- Grade II Listed
- In This Location For 100 Years
- Totalling 9,500 Sq.Ft. Overall
- Suitable For Other Uses
- Potential Mixed Retail/Residential Scheme
- Family owned For Over 100 Years
- On The Market For The 1st Time!
- A Unique Opportunity

### **Location**

Westcliff-on-Sea is a suburb of Southend-on-Sea, and is situated on the north bank of the Thames Estuary, about 34 miles east of London. The easy rail access between Westcliff and London has meant that increasing numbers of people are being encouraged to move, and are indeed moving to live in the area, potentially returning Westcliff, of which Hamlet Court Road is the focal point, back into a thriving residential and trading location. Local traders include Sainsbury's and a number of Pubs & Restaurants. The location has, in recent times, become 'gentrified' with a number of houses having been restored.

### **The Property**

- Ground Floor: 4,924 sq.ft
- First Floor: 3,239 sq.ft.
- Second Floor: 1,341 sq.ft.







The property is packed with many art-deco features including its facade, high ceilings, stained glass window frames, bespoke hardwood staircases and floors. The frontage is symmetrically divided into 3 bays, punctuated by pilasters rising to the upper storeys. (A copy of the Grade II Listing Advice Report is available upon request. This sets out the general principals and reasons for listing).

## Tenure

Freehold

## Business Rates

The 2017 valuation shows an adopted value of £32,250.

## Scope

We believe that the property lends itself to a variety of retail, non-retail and other uses, subject to any planning permissions that may be necessary. We also believe that there is potential for the retention of the ground floor Retail space, leaving the upper parts for some form of residential scheme or Offices, again subject to planning.

## Legal Fees

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

## Viewing

All appointments to view via Dedman Gray the Sole Agents on 01702 311111 or [commercial@dedmangray.co.uk](mailto:commercial@dedmangray.co.uk)

## Dedman Gray

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