

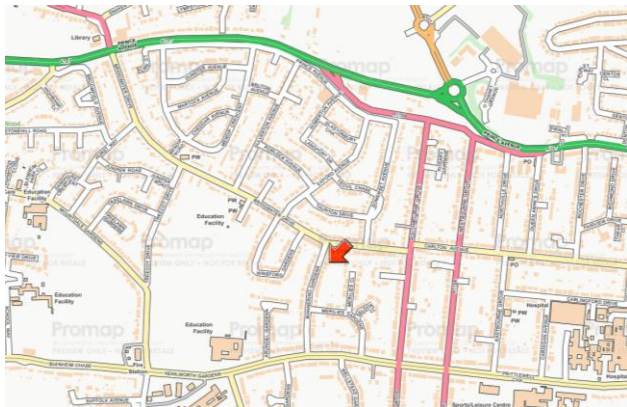
FOR SALE FREEHOLD - RETAIL & RESIDENTIAL INVESTMENT

60 BRIDGWATER DRIVE, WESTCLIFF ON SEA, ESSEX SS0 0DH



LOCATION - The premises are situated on the corner junction of Bridgwater Drive and Mannering Gardens in Westcliff on Sea. Bridgwater Drive connects with the A127 Southend Arterial approximately 0.5 miles to the north-west. Southend centre is approx. 3 miles to the south of the property and Southend Airport is within a couple of mile.

DESCRIPTION - The property comprises the freehold of a ground floor retail unit trading as a SPAR convenience store with a sales area of approx. 450 sqft (42 sqm) and rear storage area of 1382 sqft (128 sqm) and a first floor 4 bedroom flat producing an annual income of £40,000 exclusive.



EPC - Retail area E122. Flat – Tba

LEASE - The retail area is held on a 16 year lease expiring 18-02-2026 at a current rent of £22,000 pax and the flat is held on a 1 year AST expiring 13-10-2018 at a rent of £1,500 per month.

VAT - The property is not elected for VAT.

TENURE - The property is to be sold freehold with the benefit of the above tenancies. **Price Upon application.**

LEGAL COSTS - Each party to bear their own legal costs

FURTHER INFORMATION - For further information please contact selling agent:

Mass & Co – 01277 201300 - Mark Mannering – mark.mannering@massandco.com

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