

PROMINENT CORNER PROPERTY

## FREEHOLD FOR SALE

A3 RESTAURANT USE

PLANNING TO CONVERT UPPER PARTS TO 3 FLATS



**128 Hamlet Court Road, Westcliff-on-Sea, Essex SS0**

**020 8506 9900**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR

**Location:**

Hamlet Court Road is a busy vibrant shopping parade that recently has undergone had many improvements to modernise the area. The area is served well by main bus routes and is close to Westcliff main line railway station and London Road.

**Description:**

The building comprises of a vacant retail unit was previously used as a restaurant and therefore benefits from an A3 use, the upper parts are vacant residential that has an approved planning permission (18/00481/FUL) to convert the 1<sup>st</sup> floor to 2 x 1 beds by adding a rear extension to first floor and a Second floor 2 bed flat that requires modernisation. The upper parts have their communal entrance to the side of the property on the ground floor.

Plans available upon request.

**Accommodation:**

The premises have been measured on a net internal basis.

**Ground Floor**

Restaurant	67 Sq M	725 Sq Ft
Ancillary Area	15 Sq M	161 Sq Ft
Fitted kitchen	32 Sq M	344 sq Ft
Male & Female toilets		

**First Floor**

Planning permission granted for 2 x 1 bed flats plus rear extension.

**Second Floor**

1 x 2 bed flat – requiring modernisation

**Price:**

Offers are sought in the region of £550,000 for the freehold interest with full vacant possession

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Legal Costs**

Each party to pay for their own legal fees.

**Viewing**

Strictly via agents - Countrywide Commercial

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