

A5 TAKEAWAY  
PREMISES  
&  
2 BED FLAT

FREEHOLD  
FOR SALE

2-4 Hartington Road,  
Southend on Sea,  
Essex SS1 2HS



**Location:**

The property is situated on Hartington Road within proximity to Southend Seafront with its array of amusements and arcades and a short distance of Lucy Road car park.

The premises benefits from A5 (take away) consent and comprises of an open seating/waiting area with counter and kitchen behind including newly installed stainless-steel extraction (not tested) and a range of equipment including kebab stands, pizza oven, hot counter, prep counter, chest freezers etc. The property also benefits from a disabled W.C, further prep area/store and a walk-in chiller.

To the first floor there is a 2-bedroom flat which is approached via an internal staircase.

**Accommodation (approx. sizes.)**

Ground floor retail	745 sq.ft	69 sqm
Store/prep area	213 sq.ft	20 sqm
<b>Total Ground Floor area</b>	<b>958 sq.ft</b>	<b>89 sqm</b>

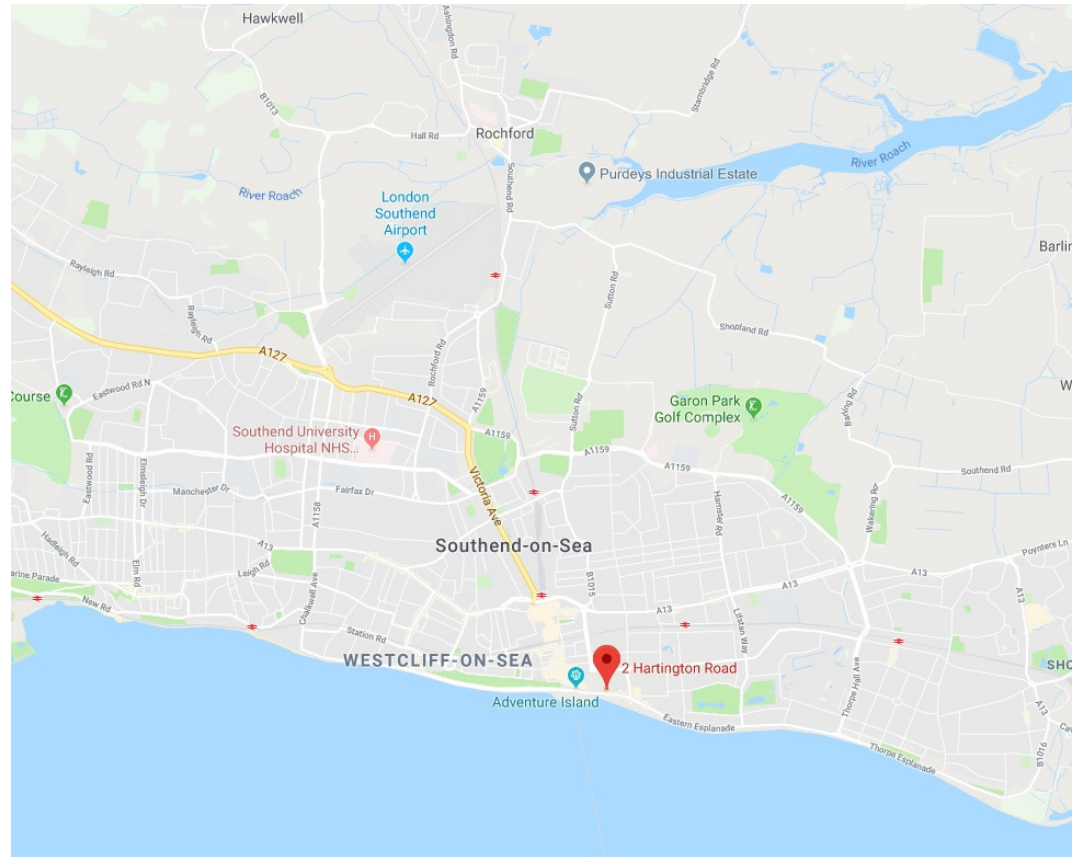
The **2-bed flat** is internally accessed and comprises of

**1<sup>st</sup> Floor**

Lounge	4.2m x 3.3m
Kitchen	3.7m x 3.4m
Bed 1	3.8m x 3.7m > 1.9m
Bed 2	5.5m x 2.5m

**2<sup>nd</sup> floor**

Loft room:	6.9m x 3.4m
(please note: This room has limited head height)	





**Tenure**

Freehold

**Price**

Offers are sought in the region of **£299,950 plus VAT** (if applicable) subject to contract with vacant possession.

**Business Rates (2018/2019)**

Rateable value           £10,750

UBR                       48.0p

Rates payable           £5,160

Interested parties are advised to confirm the rating liability with Southend on Sea Borough Council on 01702 215000







### Legal Costs

Each party to pay their own cost.

### Viewing

**Strictly by Appointment  
only via agents**

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