COMMERCIAL PROPERTY AGENTS

A5 TAKEAWAY PREMISES & 2 BED FLAT

FREEHOLD FOR SALE

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



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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 over, 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.)

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

The 2-bed flat is internally accessed and comprises of

<u>1st Floor</u>

 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

<u>2nd floor</u> Loft room:

Loft room: 6.9m x 3.4m (please note: This rooms 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£10,750UBR48.0pRates payable£5,160

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





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Legal Costs Each party to pay their own cost.

Viewing Strictly by Appointment only via agents

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