

# Income Producing Shop & 3 Flats Investment FOR SALE

- Prominent Location
- Affluent Leigh on Sea
- Individually Rented
- Takeaway Holding over
- 3 Flats on AST's
- Attractive Investment
- Suit Owner Occupier or Investor

*1305 London Road,  
Leigh on Sea, Essex SS9 2AD*



**Location:**

Situated along London Road, which is one of the main thoroughfares running through Leigh-on-Sea, nearby retailers include Waitrose, Sainsburys and a variety of other successful businesses. Leigh-on-Sea is a charming coastal town situated along the Thames Estuary, known for its picturesque old town, sandy beaches, and vibrant arts scene. It's part of the larger Borough of Southend-on-Sea.

**Description:**

A modern new built property consisting of a retail unit trading as fast food takeaway and 3 self-contained flats accessed from an independent street entrance.

**Size and Dimensions:**

**Takeaway Unit**

Shop	258.33 ft2	24 m2
Prep Area	185.35 ft2	17.22 m2
Rear Store	130.67 ft2	12.14 m2
Covered Stores	206.68 ft2	19.2 m2
Studio with shower & WC	172.22 ft2	16 m2
<b>Total Combined Area</b>	<b>953.25 ft2</b>	<b>88.56 m2</b>

**Upper Flats**

Flat 1 (1 <sup>st</sup> floor front)	409 ft2	Integral Kitchen/Diner, Bedroom, Bathroom
Flat 2 (1 <sup>st</sup> floor rear)	494 ft2	Integral Kitchen/Diner, Bedroom, Bathroom
Flat 3 (top floor)	702 ft2	Kitchen, Lounge, Bedroom, Bathroom

*Plans available upon request*

**Tenure:** Freehold

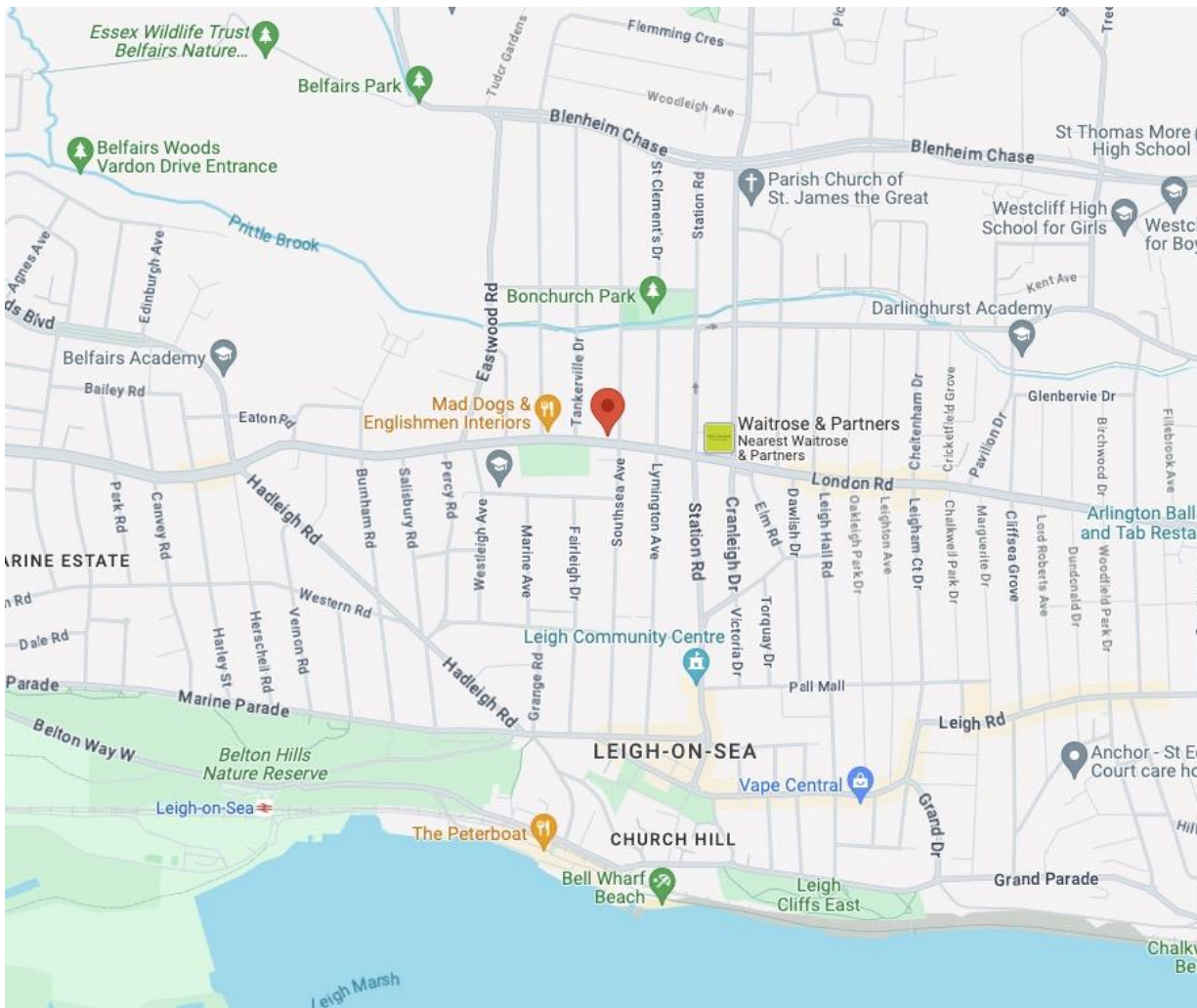
**Tenant information:**

Takeaway Unit	Presently Holding over at £7,200 pax (ERV £15,000 pax)
Flat 1 (1 Bed)	£10,800 pa periodic tenancy
Flat 2 (1 Bed)	£10,800 pa periodic tenancy
Flat 3 (1 Bed)	£11,700 pa periodic tenancy
<b>Total Income</b>	<b>£40,500 pax (ERV £48,300 pax)</b>









**Our Opinion on Capital Value of each Part**

- Commercial at £7,200 pax @ 7% NIY = £100,000
- Commercial at £15,000 pax @ 7% NIY = £210,000
- Flat 1 – 409 ft2      £200,000
- Flat 2 – 494 ft2      £200,000
- Flat 3 – 702 ft2      £225,000

**Purchase Price:** Guiding at **£650,000** subject to contract.

**Legal Costs:**

Each party to pay for their own legal fees

**Anti-Money Laundering**

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

**Viewing strictly by appointment via sole agents**

**Jason Grant**

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