

Mixed-Use Investment

Shop & 3 Flats FOR SALE

- Freehold
- Prominent Location
- Affluent Leigh on Sea
- Individually Rented
- Takeaway Holding over
- 3 Flats on AST's
- Attractive Investment
- Reversion Opportunity

*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
Total Combined Area	953.25 ft2	88.56 m2

Upper Flats

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

Plans available upon request

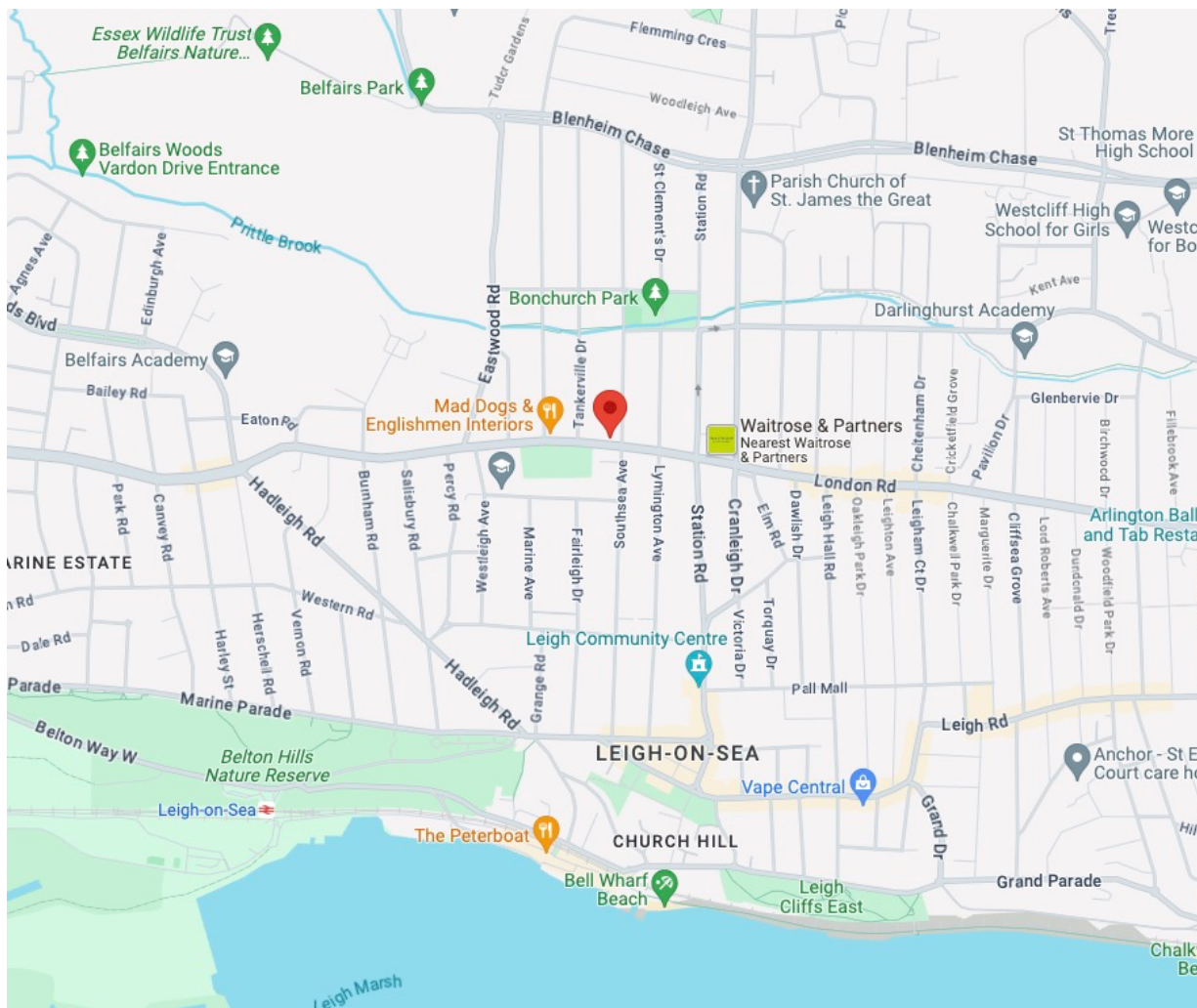
Tenure: Freehold**Tenant information:**

Takeaway Unit	Presently Holding over at £7,200 pax (ERV £13k - £15k)
Flat 1 (1 Bed)	£10,800 pa AST
Flat 2 (1 Bed)	£10,800 pa AST
Flat 3 (1 Bed)	£11,700 pa AST
Total Income	£40,500 pax (ERV £48,300 pax)









Our Opinion on Capital Value of each Part

Commercial at £7,200 pax @ 7% NIY =	£100,000
Commercial at £13,000 pax @ 7% NIY =	£185,000
Flat 1 – 409 ft2	£200,000
Flat 2 – 494 ft2	£200,000
Flat 3 – 702 ft2	£225,000

Price: Guiding at £599,000 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.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agents

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