FOR SALE
Ground Floor Restaurant With Two Self Contained Two Bedroom Apartments With Planning For An Additional Flat
Approx. 1,196 Sq Ft (111.11 Sq M) N.I.A.

128 HAMLET COURT ROAD
Westcliff On Sea, Essex, SS0 7LN

- Freehold
- Full Vacant Possession
- Potential Investment Opportunity
- Ground Floor A3 Restaurant
- Two Self Contained Flats
- Full Planning Granted For Third Flat
LOCATION
Westcliff-on-Sea is situated in the Thames Gateway approximately 40 miles to the east of central London and 1 mile to the west of Southend-on-Sea accessed via the A13 and A127 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 25 miles distant. Westcliff-on-Sea main line railway station provides services to London Fenchurch Street.

DESCRIPTION
Corner character building comprising of a ground floor restaurant together with two large self contained two bedroom flats. The residential accommodation is in need of refurbishment and is being offered with full vacant possession. Planning permission was granted (18/00481/FUL) to extend the first floor to create an additional one bedroom apartment. We are of the opinion that the upper parts could be arranged within the existing envelope to accommodate an additional apartment. Subject to planning the property could also suit use as a HMO. A small area to the rear is included which accommodates a car parking space and bin stores for the ground floor.

ACCOMMODATION
Ground Floor Area 1,196 Sq Ft (111.11 Sq M)
A floorplan showing the layout of the upper parts is available upon request.

The above floor areas are approximate and have been measured on a net internal basis.

EPC
E - 119.

PRICE
We are seeking offers in excess of £500,000 exclusive for the freehold interest of the property.

VAT
All prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
From enquiries made of the Local Authority we are advised the ground floor premises has a rateable value of £12,750. Based upon the current Uniform Business Rate we believe the rates payable amount to £6,120 for 2018/19.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS
It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT
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