

DEVELOPMENT OPPORTUNITY FOR SALE APPROX 1,132 Sq Ft (105.16 Sq M)



**Land At Rear Of
2 Inverness Avenue
Westcliff On Sea
Essex
SS0 9DY**



Location:

The land is located at the northern end of Inverness Avenue opposite Inverness Garage reached via West Road Westcliff on Sea.

Description:

A small plot of land for possible development opportunity with vehicular access.

Accommodation:

Approx Site Area: 1132 Sq Ft 105.23 Sq M

Features:

- Development Opportunity
- Vehicular Access
- Centrally Located

Price:

Offers in excess of £70,000 for the freehold interest.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own legal costs

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

Call us on **01702 342225** to view this property or visit [sorrellproperty.co.uk](https://www.sorrellproperty.co.uk) for more details



Sorrell, 40 Clarence Street, Southend-On-Sea, SS1 1BD | T: 01702 342225 | F: 01702 435004 | E: commercial@sorrellproperty.co.uk