

32 Station Road, Pitsea, Basildon SS13 3BG



For Sale

**Ground Floor
Commercial
Unit**

**2,058 Sq. Ft.
(191.3 Sq. M.)**

- **Guide Price £275,000**
- Shell and Core Fit Out
- Suitable for a Variety of Uses (STPP)
- Available Immediately
- Open Plan Layout
- Return Glazed Frontage

EC	MOST ACTIVE DEALMAKER ESSEX WINNER 2019	MOST ACTIVE AGENT ESSEX WINNER 2019	INDUSTRIAL TRANSACTIONS SOUTH EAST WINNER 2018
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RICS

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Details

Location

The property is situated on Station Road just off the B1464 and approximately 0.2 miles from the A13 Pitsea Junction.

It lies approximately 0.3 miles from Pitsea Station where regular direct trains serve London Fenchurch Street Station with journey times from 40 minutes.

The scheme is adjacent to Tesco Extra, and other occupiers in the vicinity include TSB Bank, Dominoes, Aldi and KFC.

Description

The unit forms part of a mixed use scheme with a variety of neighbouring commercial users on the ground floor and residential accommodation above. The unit has been finished to a shell and core specification with a glazed frontage including two sets of double doors and utility supplies capped at source.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice and calculate the following:

Gross Internal Area: 2,058 Sq. Ft. (191.3 Sq. M.)

Services

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

EPC

G - 166.

Agent's note - the property is in shell and core condition and has not been fitted out. Therefore we are of the view that this EPC rating is not reflective of a modern fit out which an ingoing purchaser would undertake. Respective parties are advised to make their own enquires.

Local Authority

Basildon Borough Council
Basildon Centre, St. Martins Square SS14 1DL
T: 01268 533333

Business Rates

The property is listed in the Valuation Office Agency Rating List as follows:

Rateable Value: £20,000
Approx. Rates Payable (2019/20): £ 9,820 pa

Planning

The scheme was granted consent under application: 08/01129/FULL and included '5 commercial units'. Interested parties are advised to contact the local authority for clarification.

Service Charge

There is a service charge to cover the upkeep of the common areas of the scheme which the purchaser will be liable for.

VAT

We understand that the property is elected to VAT.

Tenure

125 year Long Leasehold Interest with an initial ground rent of £300 per annum subject to reviews.

Terms

The Long Leasehold interest is being marketed by way of private treaty at a guide price of £275,000.

Legal costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the sole agents:

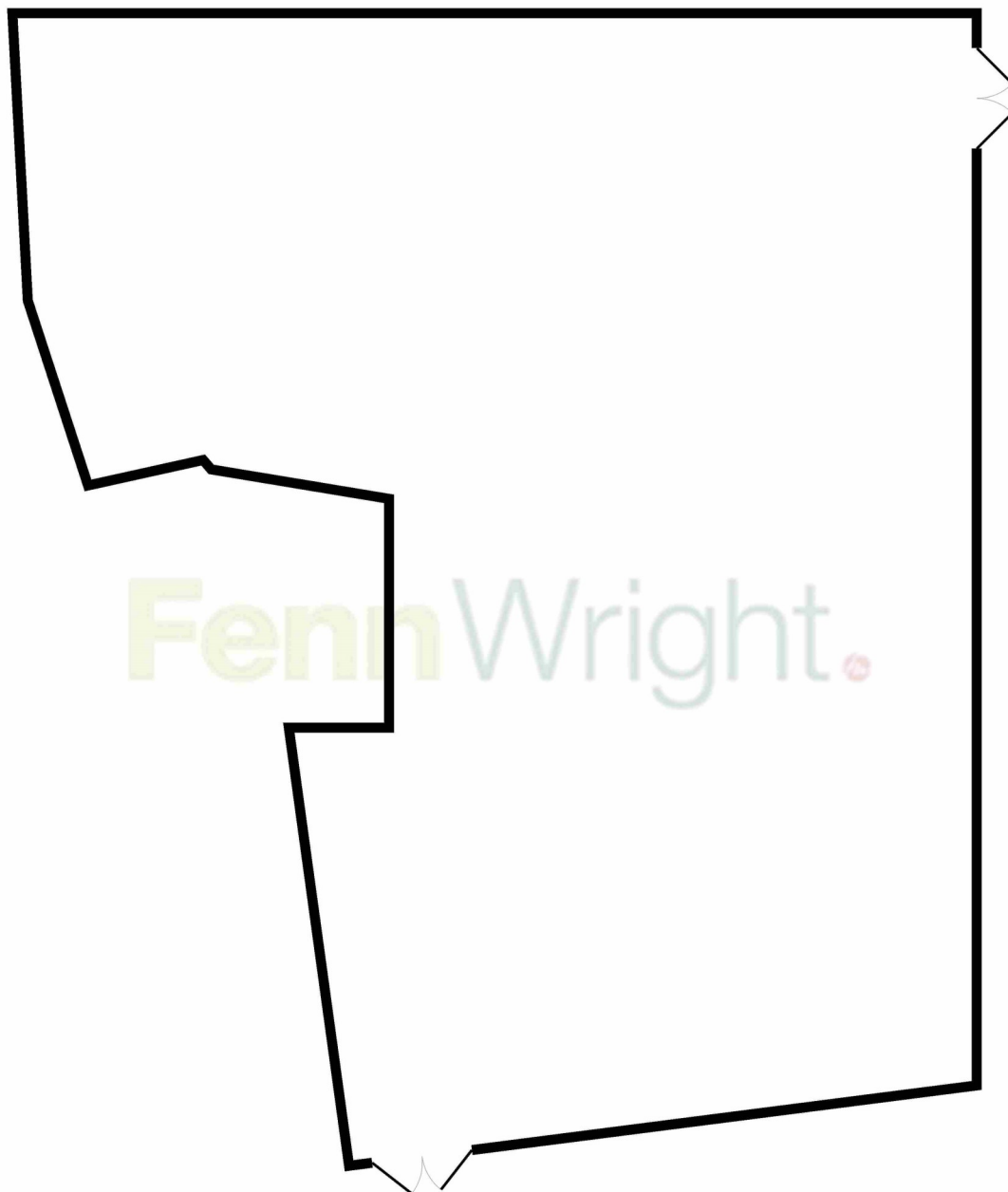
Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226
fennwright.co.uk

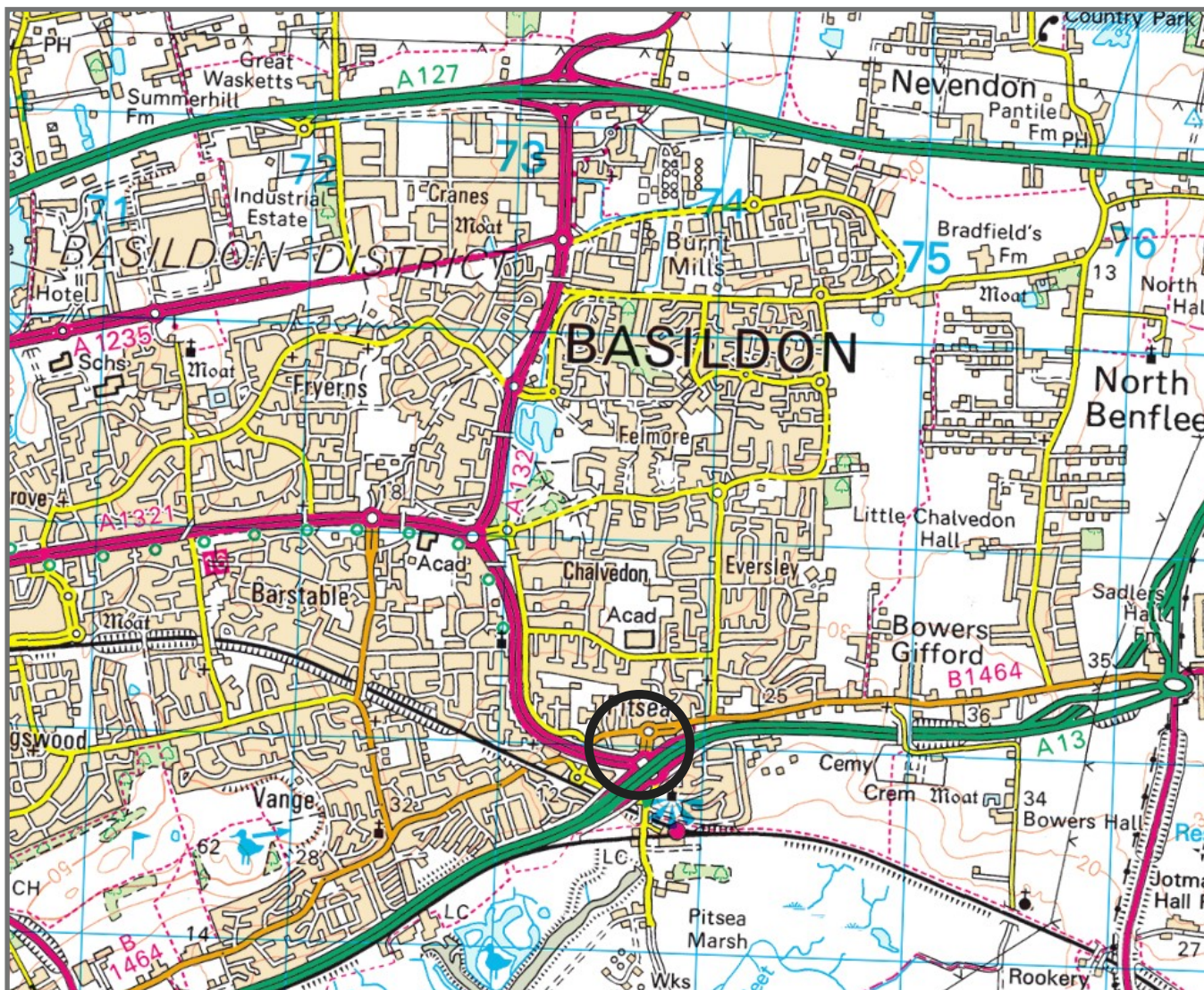
Contact:

John Logan jdl@fennwright.co.uk
James Wright jw@fennwright.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For further information

01245 261 226

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