

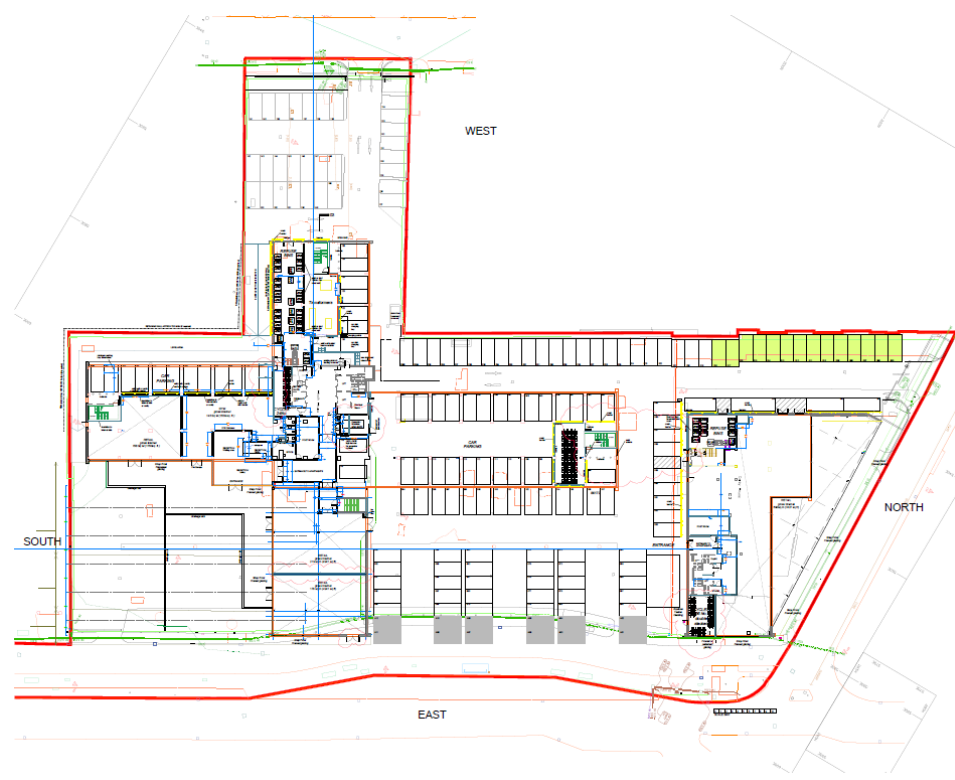


Ayers & Cruiks

COMMERCIAL

**BRAND NEW COMMERCIAL UNITS
VICTORIA AVENUE, SOUTHEND ON SEA
FROM 1,700 SQ. FT. - 7,825 SQ. FT.**

TO LET / FOR SALE



**Beaumont Court & Richmond House
61-73 Victoria Avenue, Southend on Sea, Essex SS2 6EB**

- Brand new mixed residential / commercial development
- Various ground floor units to let / for sale
- Suit a number of uses
- New lease / long leases available

86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

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DESCRIPTION AND LOCATION

Range of brand new commercial units situated within a development of 280 apartments, with an adjacent development providing a further 180 residential units, occupying one of the most prominent positions fronting the main Victoria Avenue, Southend on Sea.

Until recently, Victoria Avenue has acted as Southend's premier office district. However, with companies having downsized and re-located out of the area, the buildings became redundant over time. We are delighted to announce that these blocks are now being rejuvenated as residential accommodation under the Government's permitted development policy and offers commercial units on the ground floor. The development will offer a rooftop garden, concierge, gym and restaurant. The development is considered as one of Southend's most luxurious and will be a prime location.

ACCOMMODATION

Schedule	
Unit 1	Total Approximate Area: 1,700 sq. ft. (157.9 sq. m.)
Unit 2&3	Total Approximate Area: 4,241 sq. ft. (394 sq. m.)
Unit 4&5	Total Approximate Area: 7,825 sq. ft. (726.96 sq. m.)

The larger unit is located on the corner of Victoria Avenue and Harcourt Avenue and would ideally suit many uses, with the other two units fronting Victoria Avenue but also with frontages on to the newly formed public area, which will be an attractive landscaped providing food/café uses with the ability for outside seating.

TENURE

Leasehold or long leasehold

PRICE / RENT

Unit 1 - 1,700 sq ft - £25,000 pax or £315,000

Unit 2 – 2,120 sq ft - £32,000 or £375,000

Unit 3 - 2,120 sq ft - £32,000 or £375,000

Alternatively, Unit 2 & 3 – 4,241 sq ft - £57,000 pax or £700,000

Unit 4 – 3,912 sq ft - £42,500 pax or £525,000

Unit 5 - 3,912 sq ft - £42,500 pax or £525,000

Alternatively, Unit 4&5 – 7,825 sq ft - £75,000 pax or £950,000.

BUSINESS RATES (2017/2018)

Interested parties are advised to confirm the rating liability with Southend on Sea Council on 01702 215000

LEGAL COSTS

Ingoing parties to be responsible for the client's reasonable legal costs

VIEWING

For further information, please contact:

Steve Ayers

Ayers & Cruiks

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Misrepresentation Act 1967

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