



Ayers & Cruiks

COMMERCIAL

TWO STOREY OFFICE BUILDING HADLEIGH 887 SQ. FT. (82 SQ M) FREEHOLD FOR SALE



Crucible House, Endway, Hadleigh, Essex, SS7 2AN

- Two storey office building
- Close to main A13 London Road
- Free car park to rear & parking to the front
- Planning permission to extend
- Freehold - Offers in excess of £200,000

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

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DESCRIPTION AND LOCATION

Two storey office building situated in the centre of Hadleigh, close to the main A13 London Road.

The premises comprises of store roof to the ground floor with double doors, reception area and two w.c's. To the first floor are two offices with small kitchenette. The property offers gas central heating and affords off road parking to the front.

There is also a free car park to the rear.

Our clients have had plans passed for a 3 storey rear extension and a second floor extension over the existing building. Plans can be viewed online under reference: 15/0730/FULCLO. Copies are available upon request.

ACCOMMODATION

Ground floor store (approx.):	293 sq. ft.	(27 sq. m.)
Ground floor reception (approx.):	57 sq. ft.	(5 sq. m.)
First floor office (approx.):	537 sq. ft.	(50 sq. m.)



TENURE

Freehold

PRICE

Offers in excess of £200,000 (plus VAT if applicable).

EPC

The EPC rating is C-75. Certificate available on request.



PROPOSED IMAGES

BUSINESS RATES (2018/2019)

Interested parties are advised to confirm the rating liability with Castle Point Council on 01268 882200.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

VIEWING

By prior appointment with the Vendor's sole agent.

Ayers & Cruiks
01702 343060



Misrepresentation Act 1967

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