

ROCHFORD

5 Weir Pond Road, Rochford, Essex SS4 1AH

RETAIL PREMISES WITH A3 CONSENT - FOR SALE

374 SQ. FT. (35 SQ. M.)

- ⇒ Situated close to Rochford historic square
- ⇒ Lay by parking close by
- ⇒ Prominent corner position
- ⇒ Freehold for sale
- ⇒ Offers in excess of £134,990



DESCRIPTION AND LOCATION:

The premises is located within minutes' walk to Rochford Historic Square and a short walk to Rochford mainline station.

The newly built retail unit comprises of an open plan retail/office area with separate WC, glazed shop frontage. Additional benefits include:

- * A3 planning consent
- * Internal lockable concertina window shutters
- * Centrally heated floor with stone in resin finish
- * Disability rated washroom/toilet with 1.8 meter turning circle for wheelchair, with contactum emergency pull-cord alarm.
- * Conservation wooden framed windows/double door frontage
- * Two further multi-lock fire doors to side
- * Emergency lighting
- * All fittings to connect kitchen appliances for restaurant with 2 cooker grade electrical fittings
- * Rated smoke alarm
- * Rated burglar alarm

ACCOMMODATION

Total approx. area: 374 sq. ft. (35 sq. m.)

TENURE

Freehold

PRICE

Offers in excess of £134,990, plus VAT if applicable.



EPC

Awaiting EPC Certificate.

BUSINESS RATES (2020/2021)

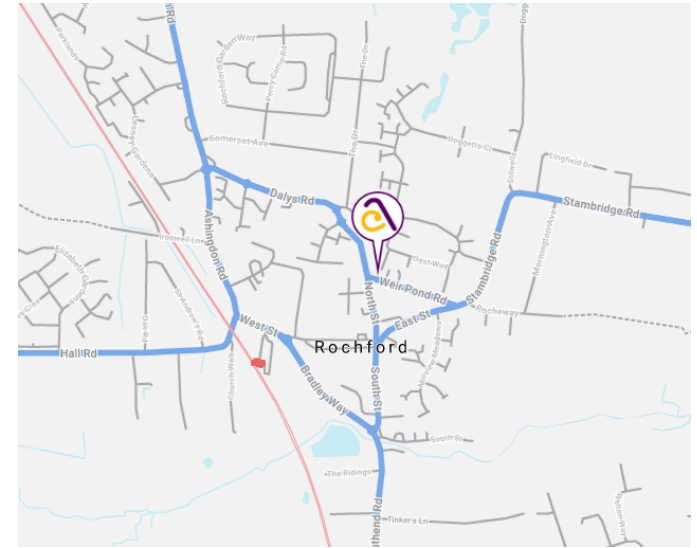
Interested parties are advised to confirm the rating liability with Rochford Council.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

For further information and viewings, please contact Ayers & Cruiks.



Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



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