

PROMINENT POSITION WITHIN ROCHFORD CONSERVATION AREA

48 South Street, Rochford, Essex SS4 1BQ

CHARACTER OFFICE BUILDING WITH CAR PARKING - FOR SALE

Approx. 1,462 sq. ft. (136 sq. m.)

PRICE REDUCTION



- ⇒ Prominent corner position
- ⇒ Car parking for up to 9 vehicles
- ⇒ Rochford Town Centre and Train Station are both within walking distance
- ⇒ Freehold for sale
- ⇒ Offers in excess of £425,000

DESCRIPTION AND LOCATION:

Situated at the extreme southern end of South Street in a prominent position on the corner with Locks Hill.

This character office building was converted many years ago by an architect that designed a lot of the buildings within Rochford District including the Freight House and the Locks Hill office development.

Sympathetically converted to provide two floors of offices that could be sub divided having retained the separate cottage entrance doors onto South Street.

What was the former garden was developed for car parking a unique benefit in Rochford town centre.

Rochford town centre and mainline railway station are within walking distance.

ACCOMMODATION

Ground Floor

Total Approx Area: 776 sq.ft (72 sq.m)

Reception Area, Three offices, Kitchen, Male/Female w/c's

First Floor

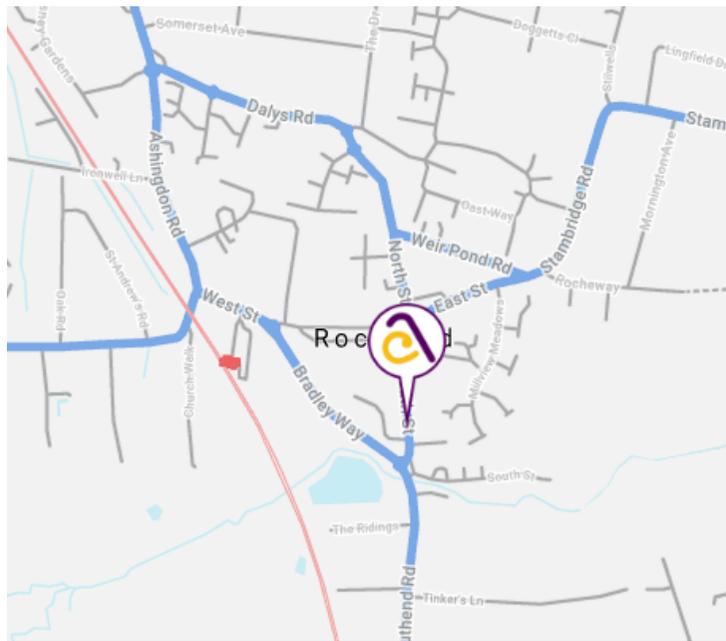
Total Approx Area: 685 sq.ft (64 sq.m)

Large first floor landing leading to an open plan office and directors office

Exterior:

Car parking for up to 9 vehicles

Three separate entrance doors onto South Street



TENURE

Freehold

PRICE

Offers in excess of **£425,000** for the freehold interest.

BUSINESS RATES (2020/2021)

Rateable Value	UBR	Rates Payable
£7,400	49.1p	£3,633.40 pa

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 contact Ayers & Cruiks.



Ayers & Cruiks

01702 343060

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