

7 Nelson Street  
Southend-on-Sea, SS1 1EH



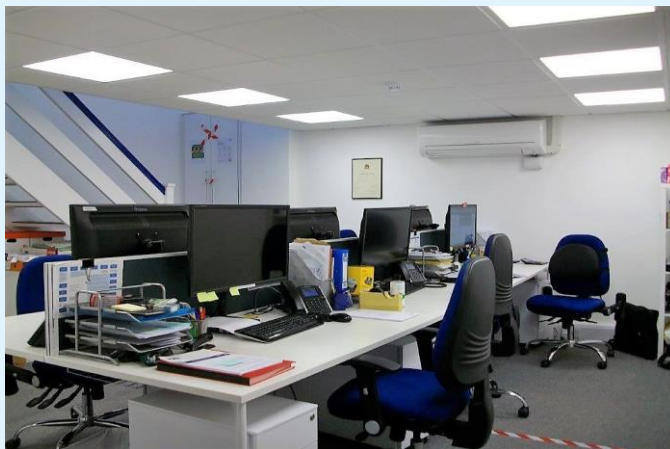
FOR SALE, 4 STOREY OFFICE BUILDING,  
APPROX. 2,015 SQ. FT. (187.19 SQ. MS.)



## 7 Nelson Street, Southend-On-Sea, Essex, SS1 1EH

### Description

A mid terraced freehold office in the highly sought-after Nelson Street, Southend on Sea. This property was refurbished in 2017 and offers accommodation over Basement, Ground, First and Second floors, approx. 2,015 Sq. Ft. overall. Benefits include rear parking for 4-5 cars, 3 wc's, air conditioning throughout the entire building, a reception area and meeting room. The opportunity is ideal for owner occupiers as full vacant possession is available.



### Location

Located in the heart of Nelson Street, a tree lined street within the very popular Clifftown Conservation area. Nelson Street forms part of the town centre's established professional district. Southend is located approx. 35 miles east of London and 20 miles south of Chelmsford. The nearby A127 dual carriageway provides a direct link with J29 of the M25 orbital motorway.

### Accommodation

All areas are approximate and have been measured on a Net Internal basis (NIA).

Basement:	598 Sq. Ft.	55.55 Sq. Ms
Ground:	585 Sq. Ft.	54.34 Sq. Ms
First:	494 Sq. Ft.	45.90 Sq. Ms
Second:	338 Sq. Ft.	31.40 Sq. Ms
Total Area:	2,015 Sq. Ft.	187.19 Sq. Ms

### Features

- Freehold Office
- 4 Storey Building
- Southend Town Centre
- Parking For 4-5 Cars
- Sought After Location
- Vacant Possession Available

### Terms

The freehold purchase is subject to an asking price of £420,000 (VAT not applicable).

### Business Rates

The property is entered on the 2017 Business Rates Assessment as Offices and Premises with a current ratable value of £12,750. Interested parties are advised to seek verification from Southend Borough Councils Business Rates department.

### Planning

Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000.



### Legal Fees

Each party to bear their own costs.

### Viewing Arrangements

By prior appointment with Dedman Gray Commercial on 01702 311111 or Sorrell Commercial on 01702 342225.

Mike Gray or Jack Lyons

T: 01702 311111

E: [mikegray@dedmangray.co.uk](mailto:mikegray@dedmangray.co.uk) or [jack@dedmangray.co.uk](mailto:jack@dedmangray.co.uk)





Southern Central Sta

Garage

Car Park

CLIFFTOWN ROAD

ESS

Clarence Road Baptist Church

St. Mathews Church

County Chambers

Hall

NELSON STREET

NELSON MENS

CLARENCE ROAD

Cambridge Court

Clifftown Studios & Theatre

El Sub Sta

Pavilion

Bowling Green

CHAPEL TERRACE

Car Park

