

139-155 West Road
Westcliff-on-Sea
Essex
SS0 9DH



FOR SALE – FREEHOLD WITH FULL VACANT POSSESSION
CAR SHOWROOM, WORKSHOP & FORECOURT
POSSIBLE REDEVELOPMENT/ALTERNATIVE USE OPPORTUNITY (STP)
APPROX 15,132 SQ FT (1,406 SQ MS) ON SITE OF 0.433 ACRES



133-159 West Road, Westcliff-on-Sea, Essex, SS0 9DH

A car showroom with workshop and forecourt sales/parking. The existing operator is due to vacate the property and, as well as a continuation of the established motor trade activities, the site may be suitable for alternative uses/redevelopment (STP)

The property benefits from a prominent frontage on the Northern side of West Road, a short distance from Southend City Centre which has a population of circa 180,000. The surrounding area is predominantly residential in nature and the property is conveniently positioned for both the A13 and A127. Mainline train services are available at Southend Victoria (0.6 miles), Southend Central (0.8 miles), Prittlewell (0.6 miles) & Westcliff (0.7 miles).



Accommodation

The built accommodation has been measured on a Gross Internal (GIA) basis and the following approx. floor areas have been calculated:

Showroom 1	4,768 sq ft	(443 sq ms)
1 st Floor Office	1,840 sq ft	(171 sq ms)
Showroom 2	4,413 sq ft	(410 sq ms)
Workshop	2,992 sq ft	(278 sq ms)
Store	1,119 sq ft	(104 sq ms)

Features

- Prominent Corner Position
- Established Motor Trade Site
- Close To Southend City Centre
- Showroom, Workshop & Forecourt
- Densely Populated Residential Area
- Redevelopment/Alternative Use Potential (STP)
- Site Area 0.433 Acres
- Full Vacant Possession

Terms

The property is available for freehold purchase, with the benefit of full vacant possession.

We are instructed to seek unconditional offers in the region of **£1,300,000 (One Million, Three Hundred Thousand pounds)** for the freehold interest.

VAT

We are advised that the property is not elected for VAT.

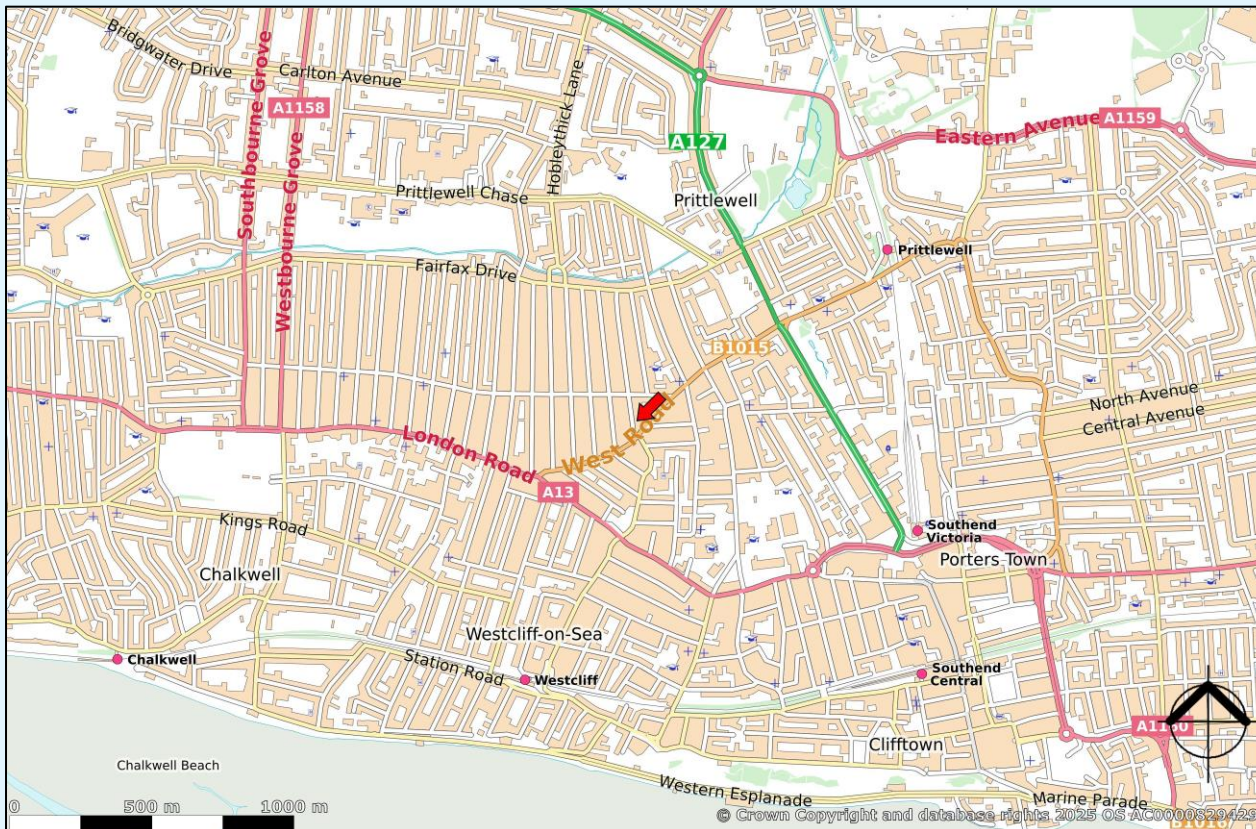
Business Rates

The property appears on the 2023 Rating List as Car Showroom with an adopted ratable value of £98,000.

Energy Performance Certificate (EPC)

The property has an expired EPC Rating of C-56, which is in the process of being updated.

Freehold Price: £1,300,000





Viewing Arrangements

Strictly via prior appointment with the sole selling agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

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