

42-46 Ness Road
Shoeburyness
Southend-on-Sea
Essex
SS3 9DF



FOR SALE, SHOEBOURNESS ESSEX, CAR SALES SITE/MOT &
SERVICE CENTRE ON 0.23 ACRE PLOT



The property occupies a very visible corner location and sits on a plot of 0.229 of an acre. The buildings comprise briefly a car sales showroom approx. 1,600 sq.ft. with open car display fronting Ness Road & lovely Offices above. Below there is a customer reception/waiting area with staff kitchen, WC's etc. Workshop, divided into 4 bays in approx. 2,000 sq.ft. with a 6.3m head height, together with various stores.

- Car Sales Site For Sale
- On Plot Of 0.229 Of An Acre
- Building Approx. 5,300 Sq.Ft.
- Very Visible Corner Location
- Suit Other Uses STP
- Asset Sale Only

**Property:**

Occupying a bold corner plot of 0.229 of an acre, and having been used for car sales for many years.

Comprising open forecourt display fronting Ness Road, with fully refurbished internal showroom premises behind in some 1,600 sq.ft. on two levels.

In addition, below there is a reception, Offices, staff break-out area, and 4 bays for servicing & MOT's etc. having a 6.3m head height and all with lifts/ramps. Parking in front giving access to the workshops.

Tenure:

Freehold.

The property is offered for sale with the benefit of full vacant possession on completion.

Business Rates:

The 2023 rating valuation describes the property as Car Showroom & Premises, with an adopted value of £37,500.

Potential:

We believe that subject to planning, this has potential for alternative uses, and even perhaps a mixed residential/commercial scheme.

Method Of Sale:

We are instructed to offer the freehold asset for sale, with full vacant possession, and offers are invited either conditionally or unconditionally. Our Client would also consider an Option Agreement and JV with a developer.

Energy Performance Certificate:

A copy of the EPC is available on request.
The current rating is 'C' (51-75).

Price: Offers In Excess Of £1m Freehold



Legal Fees:

Each party is to be responsible for their own legal fees.

Viewing Arrangements:

Gerard Biagioni

DD: 01702 311 037

E: gerard@dedmangray.co.uk



