

**7 Whitegate Road
Southend, Essex,
SS1 2LH**



**FOR SALE (VIRTUAL FREEHOLD) OR TO LET
RETAIL SHOWROOM APPROX. 6,200 SQ.FT.
BASEMENT STORES 1,140 SQ.FT. & PARKING**



7 Whitegate Road, Southend-On-Sea Essex, SS1 2LH

Spacious retail showroom approx. 7,340 sq.ft. with a dual frontage and open-plan layout, storage and parking. Occupying a very visible location on the corner of Whitegate & Chichester Roads. Close by are Caffè Nero, Superdrug, JD Sports, Costa Coffee & NatWest.

Accommodation:

All floor areas are approximate and were measured on a net internal (NIA) basis:

Ground Floor: 6,200 Sq.Ft.
Basement Stores: 1,140 Sq.Ft.
Basement Parking for 2 cars



Features:

- Retail Showroom 6,200 Sq.Ft.
- Vacant Possession Available
- Prominent Position
- Dual Frontage
- Close High Street
- New Lease Or Virtual Freehold

Terms:

Virtual Freehold (999 years from 1st January 2003).
Alternatively to let on a FR&I lease for not less than 10 years at a rent of £50,000pa.

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend City Council – 01702 215004) to ensure that any proposed use is in accordance with the current planning policy.

Services:

We understand that the property benefits from all mains services but interested parties are advised to make their own enquiries to ensure their presence and adequacy.

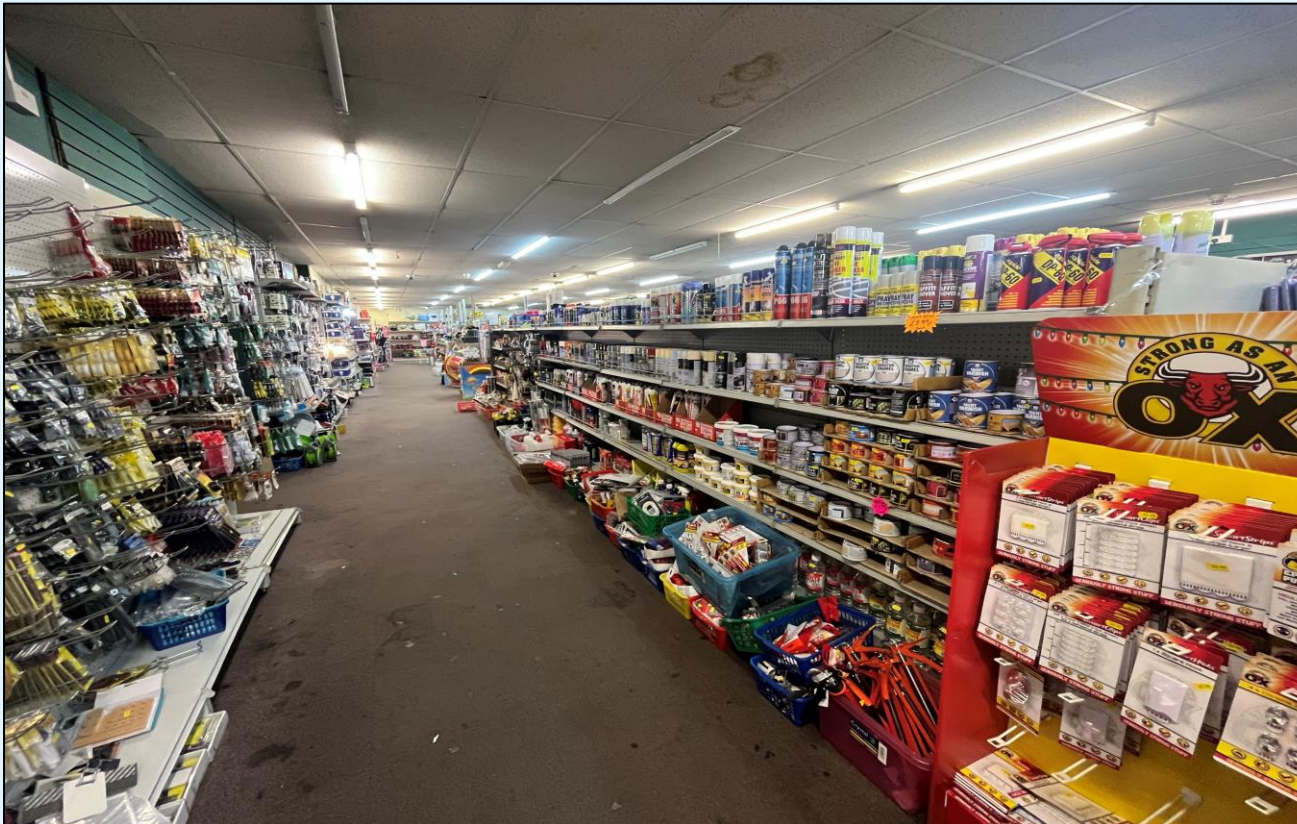
Business Rates:

The property is entered on the 2023 Rating List as Shop and Premises with a ratable value of £41,500.

Energy Performance Certificate (EPC):

An Energy Performance Certificate (EPC) is available for inspection by interested parties.

Price: £650,000 FOR THE 999 YEAR LEASE/VIRTUAL FREEHOLD





Viewing Arrangements:

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

For further information or to arrange a viewing contact:

Gerard Biagioni: T: 01702 311 037

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