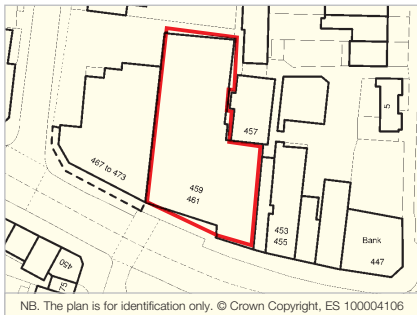


## Westcliff-on-Sea

459 London Road,  
Essex  
SS0 9LG

- A Freehold Former Car Showroom with Residential Development Potential (1)
- GIA Approximately 678 sq m (7,298 sq ft) plus Rear Yard
- Rear Yard has access from two side streets
- Occupying a Site extending to Approximately 0.1 Hectares (0.25 Acres)
- Adjacent to Co-operative Food Store
- High Street position

### Vacant Possession



#### To View

The property will be open for viewings every Tuesday and Thursday before the auction between 10.00 – 11.00 a.m. These are open viewing times with no need to register (Ref: JA).

#### Joint Auctioneer

Messrs Ayers & Cruiks (Ref: Stephen Ayers).  
Tel: 01702 608 038.  
Email: steve@ayerscruiks.co.uk

#### Seller's Solicitor

Messrs Sylvester Amiel Lewin & Horne (Ref: Mr J Horne).  
Tel: 020 8446 4000.  
Email: jonathanhorne@sylvam.co.uk

#### VACANT – Freehold Former Car Showroom Premises



#### Tenure

Freehold.

#### Location

The property is situated on the north side of London Road (A13) between its junctions with Ramuz Drive and Brightwell Avenue. The property is situated within the heart of Westcliff in a High Street position and adjacent to a Co-op Food Store. Westcliff-on-Sea Rail Station is approximately half a mile distant and provides regular and direct services to London's Fenchurch Street Station with journey times starting from around 50 minutes. In addition the A127 is less than a mile to the east and provides access to the M25 (London Orbital) Motorway via the A13.

#### Description

The property comprises a mid terrace former car showroom with office accommodation above arranged over ground and part first floors. To the rear of the building is an open rear yard from which the roof has recently been removed and which benefits from access from both Ramuz Drive and Brightwell Avenue.

#### Accommodation

The former showroom provides the following accommodation.

**Ground Floor GIA approximately** – 572 sq m (6,158 sq ft)

**First Floor GIA approximately** – 106 sq m (1,141 sq ft)

**Total GIA Approximately** – 678 sq m (7,298 sq ft)

**Rear Yard extending to approximately** – 305 sq m (3,283 sq ft)

**Site Area Approximately** – 0.1 Hectares (0.25 Acres)

#### Planning (1)

Local Planning Authority: Southend-On-Sea.

Tel: 01702 215 004.

The property may afford residential development potential subject to obtaining all necessary consents.

#### VAT

VAT is applicable to this sale.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.