

LEIGH-ON-SEA



FOR SALE

1777-1779 London Road,
Leigh-On-Sea,
Essex SS9 2ST

**RESTAURANT AND 4/5 BEDROOM
APARTMENT**
1,951 SQ. FT. (181.2 SQ.M.)



BUSY LOCATION ON THE
LONDON ROAD



SPACIOUS RESTAURANT AND
RESIDENTIAL ACCOMODATION



POTENTIAL FOR
REDEVELOPMENT (SUBJECT TO
PLANNING)



FREEHOLD FOR SALE



OFFERS IN EXCESS OF £750,000



Ayers & Cruiks
COMMERCIAL

t. +44 (0)1702 343060
w. ayerscruiks.co.uk



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DESCRIPTION AND LOCATION

Situated on the North side of the London Road in Leigh on Sea a short distance from Thames Drive and adjacent to Tesco Express is this deceptively spacious former Restaurant with residential accommodation above.

The property comprises of a ground floor restaurant of approximately 1,050 sq. ft. with bar to one side and access to male and female W.C.s. To the rear of the property are kitchen and prep areas comprising of approximately 518 sq. ft. with internal and external storage space.

The property also benefits from a garden/yard area providing parking and a garage.

The first floor comprises of one flat (which was previously two self-contained properties) which currently offers 4/5 bedrooms, two W.C.s, a bathroom and shower room, lounge and kitchen with adjacent dining room. There is also a large loft area which has two good sized rooms and a further bathroom. Please note we understand no planning or building regs have been granted for this conversion.

*Subject to planning, we feel the property has potential for redevelopment.



ACCOMODATION

Ground floor restaurant	1,050 sq. ft.
Kitchen/prep area	518 sq. ft.
Storage	202 sq. ft.
W.Cs	181 sq. ft.

Total approx. area: 1,951 sq. ft (181.2 SQ. M.)

First floor accommodation:

Western flat:

Lounge	4.10m x 3.82m
Bedroom	4.07m x 3.85m
Bedroom	3.05m x 1.70m
Kitchen	4.10m x 3.67m
Bathroom	2.36m x 1.42m
Separate W.C.	
Loft (accessed via other flat)	
	5.67m x 4.18m

Eastern Flat

Lounge	4.16m x 3.82m
Bedroom	4.09m x 3.82m
Bedroom	4.04m x 3.45m
Bedroom	3.06m x 1.80m
Dining room	3.65m x 3.30m
Shower room	2.31m x 1.40m
Separate W.C.	
Loft	4.20m x 1.82m
	4.16m x 3.60m
W.C & shower room.	

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd, T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

LEGAL COSTS

Each party is responsible for their own legal costs incurred.

TENURE

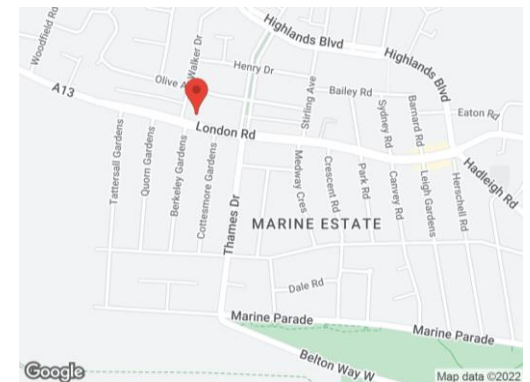
Freehold

PRICE

Offers in excess of £750,000, plus VAT if applicable

VIEWING

Strictly by prior appointment with the vendor's appointed agent **Ayers&Cruik**s



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COMMERCIAL

t. +44 (0)1702 343060
w. ayerscruik.co.uk

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ

