FOR SALE / TO LET

Service Station / MOT Centre With Storage Mezzanine

6,248 sq. ft. (580 m²)

22 BELLE VUE PLACE

Southend-On-Sea, Essex, SS1 2RA



- Detached Building
- Air Conditioning/Heating in Offices and Oil Heating in Workshop
- Inspection Pits
- High Quality Customer Reception
- Roller Shutter 3.6m (W) x 3.5m (H)
- 5 x Car Ramps
- 3 Phase Power
- Monitored Alarm & CCTV System

KEMSLEY LLP
PROPERTY CONSULTANTS
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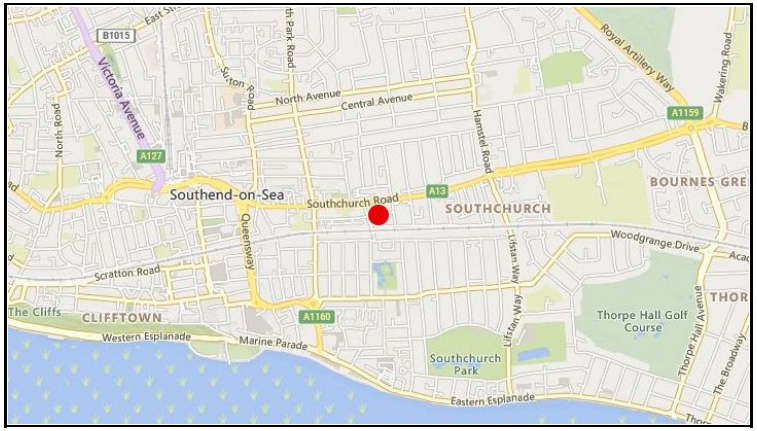





LOCATION

Southend-on-Sea is situated in the Thames Gateway area approximately 45 miles to the east of central London accessed via the A13 and A127 arterial roads providing good communications throughout the southeast Essex area and direct links to the M25 and national motorway network. Southend-on-Sea has two mainline railway stations providing services to The City.

DESCRIPTION

This detached service station and MOT centre spans approximately 5,680 sq. ft. (527 sq. m.) on the ground floor. Key features include a roller shutter entrance (3.6m width x 3.5m height) for easy vehicle access, five car ramps, inspection pits, and a three-phase power. Air conditioning/heating in offices and oil heating in workshop. The property offers a high-quality customer reception area, a designated customer drop-off point with an inner roller shutter, office space, a first-floor staff kitchen, and WC facilities, including a customer-accessible disabled restroom. Security features include a monitored alarm and CCTV system. A mezzanine provides further storage. This facility is well-suited for an automotive service operator requiring a fully equipped location.

ACCOMMODATION

Ground Floor	5,680 sq. ft. (528 m²)
Storage Mezzanine	442 sq. ft. (41 m²)
First Floor Kitchen	126 sq. ft. (12 m²)
Total	**6,248 sq. ft. (580 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available on either a leasehold and freehold basis, further detail upon application.

PRICE/RENT

£680,000 Freehold./£43,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £39,250. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC - The property has an EPC rating of B-43.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

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