



Units 1-3 & 5-7, Roche Close, Rochford, SS4 1PU

Multiple commercial Units for Sale in the Heart of Rochford Town Centre

- Part vacant, income-generating asset with a current annual income of £28,550
- Suitable for variety of uses
- Excellent transport amenities nearby including Rochford Station & London Southend Airport
- The properties can be considered for sale as a single lot.

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Summary

Available Size	363 to 609 sq ft
Price	Offers from £60,000 (Please see below for full price breakdown)
Business Rates	Upon Enquiry
VAT	Applicable
EPC Rating	Upon enquiry

Description

The property consists of six self-contained retail/office units, housed within two three-story buildings. Each unit is located on the ground floor and features a dedicated sales/office area, along with separate kitchen and restroom facilities. The units are part-vacant and part-tenanted, offering flexibility for purchasers. Collectively the property generates an annual income of £28,550 per annum from all the available units combined. The property is available for sale either as a complete set or as individual units, presenting a versatile investment opportunity. Please note that Unit 5 is now sold.

Location

The units occupy a prime position in the heart of Rochford town center, within a vibrant area that includes the Co-op store and the local library. Rochford Station is only a short walk away, providing direct rail links to London Liverpool Street, enhancing accessibility for commuters and visitors alike. London Southend Airport is located only 1.6 miles to the south, providing seamless connections to various European destinations and beyond. The A127 to the south offers easy access to Southend-On-Sea and Romford, while the A130 to the east connects Rochford to Chelmsford and the wider Essex area.

Accommodation

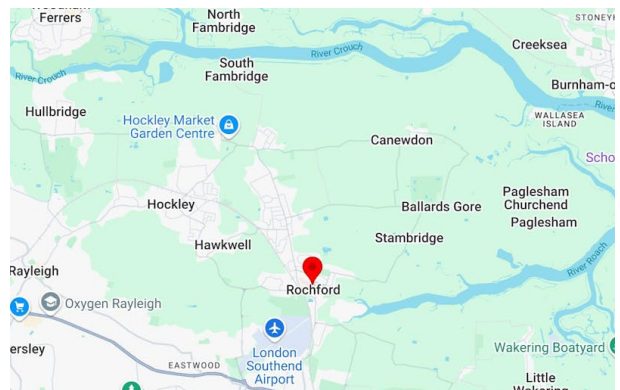
Description	Size	Rent	Price	Availability
Unit 1 - Thorough Care Limited - 5 year lease from 18/06/2023 with a mutual break option after year 3	365 sq ft	£6,600 /annum	£60,000	Available
Unit 2 - M&C Podiatry 6 year lease from 15/06/2023 with a tenant break after year 3	509 sq ft	£9,000 /annum	£84,000	Available
Unit 3 - Consultitech - Lease holding over	609 sq ft	£7,700 /annum	£100,000	Available
Unit 5	385 sq ft	-	-	Sold
Unit 6 - Love Sustained Bridal Studio - Lease holding over	363 sq ft	£5,250 /annum	£60,000	Available
Unit 7 - Vacant	527 sq ft	-	£87,000	Available

Viewings

Viewings are on appointment basis only.

Tenure

The properties are being offered on a long leasehold basis of 125 years, with effect from 2005.



Viewing & Further Information

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Legal Fees

Each party to bear their own legal costs in the transaction.

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