

**364 London Road,
Hadleigh,
Essex,
SS7 2DA.**



**FOR SALE – FREEHOLD.
GROUND FLOOR APPROX. 1222 SQ. FT. (NIA).
4 BED MAISONETTE ABOVE WITH PARKING AT THE REAR.**



**364 London Road,
Hadleigh,
Essex,
SS7 2DA.**

A detached, freehold building located on the busy London Road with nearby occupiers including McDonalds, Savers, Lidl & Costa Coffee. There is a 4 bed maisonette above which can be accessed independently from the rear of the building. The property benefits from off street parking for several vehicles and the premises are suitable for a variety of uses and has the potential to be developed further, subject to planning permission.



Accommodation:

All floor areas are approximate and have been calculated on a Net Internal (NIA) basis.

Ground Floor	1,222 sq ft (468 sq ms)
1 st Floor 4 bed Flat	Unmeasured

Features:

- Off Street Parking for Several Vehicles
- Gas Central Heating
- Double Glazing
- Air Conditioning
- Potential to Develop STP
- Cash Buyer Only
- 4 Bed Maisonette Above

Services

Although we are advised that the property benefits from all mains services, interested parties are recommended to make their own enquiries as to the existence and adequacy of these.

Terms

The property is being offered for freehold sale at a price of £420,000 (we have been informed by the vendor that the property has not been elected for VAT).

Planning

Interested parties are recommended to contact the local planning authority to ensure that any proposed use is in accordance with the current planning policy.

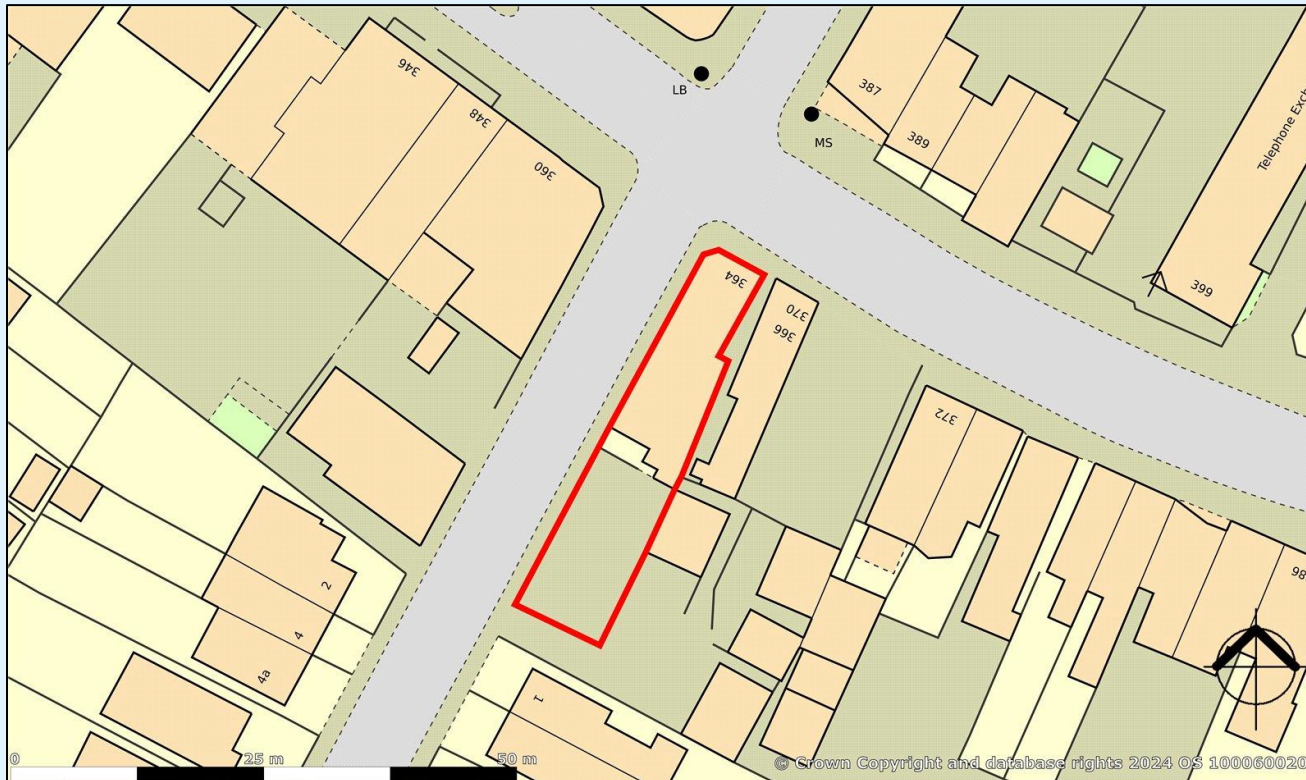
Business Rates

The property appears on the 2023 rating list as a Café & Premises with an adopted rateable value of £14,500.

Energy Performance Certificate

Current Rating C-72 valid until 16th July 2025.

Price £420,000.





Legal Fees

Each party to bear their own legal costs.

Further Information & Viewings

For further information or to arrange a viewing please contact:

Matt Parsons on T: 01702 311143.

matt@dedmangray.co.uk



13 Nelson Street, Southend on Sea, Essex, SS1 1EF Tel: 01702 311111 E: commercial@dedmangray.co.uk

www.dedmangray.co.uk

Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

