

# 34-38 Spa Road,

Hockley,  
Essex, SS5 4PH



FOR SALE - FREEHOLD - INVESTMENT OPPORTUNITY.  
3 x 1 BED LUXURY APARTMENTS & 2 X COMMERCIAL UNITS.



- 2 x Commercial Units & 3 X Luxury Apartments
- Investment Opportunity
- Annual Income Currently £61,380 pa.
- Recently Constructed
- Excellent Transport Links
- Nearby Occupiers Co-op, Sainsbury's Local, Costa Coffee

#### Accommodation:

All measurements are approximate:

|                                    |              |
|------------------------------------|--------------|
| Flat 1 = 50.8 sq. m (547sq. ft).   | £14,700. pa. |
| Flat 2 = 52.2 sq. m. (562 sq. ft). | £14,340. pa. |
| Flat 3 = 50 sq. m. (538 sq. ft).   | £14,340. pa. |
| Unit 1 = 25.1 sq. m. (270 sq.ft).  | £9,000. pa.  |
| Unit 2 = 26.7 sq. m. (287 sq.ft).  | £9,000. pa.  |



#### Terms:

The property is being offered for Freehold sale £950,000 plus VAT if applicable.

#### EPC:

Available for each unit upon request.

#### Business Rates:

The property appears on the 2023 Rating List as a Shop & Premises with an adopted rateable value of £6,400. & £6,700 so potential tenants may qualify for 100% Business Rates Relief.

#### Legal Costs:

Each party to bear their own costs.

#### Viewing:

For further information or to arrange a viewing please contact Matt Parsons 01702 311143  
matt@dedmangray.co.uk

**£950k (plus VAT if applicable).**