

**Units 7 & 8, Richmond House Plaza**  
**73 Victoria Avenue,**  
**Southend-on-Sea, Essex, SS2 6FP**



**FOR SALE (VIRTUAL FREEHOLD) SOUTHEND ESSEX,**  
**OFFICES & STORES APPROX. 1,230 SQ.FT.**



**Property:**

All measurements are approximate & were measured on a gross internal basis. 3 Offices: 718 sq.ft., 152 sq.ft. & 103 sq.ft. Kitchen. Ladies & Gents WC's. Rear Store: 515 sq.ft. with 3.5m head height. Parking for 3 vehicles.

- Office & Stores
- Approx. 1,230 Sq.Ft. Overall
- Offered With Full vacant Possession
- Ground Floor Of 53 Apartment Block
- Of Interest To Occupiers/Investors
- Just Off Victoria Avenue

**Tenure/Rent/Service Charge:**

The property is available by way of a lease for a term of 191 years (virtual freehold) with a ground rent payable of £350pa. The service charge estimate for the current year is £689.15p per month plus VAT.

**Business Rates:**

We have been unable to locate a rating assessment, so interested parties should make their own enquiries and satisfy themselves as to any Business Rates that may be payable.

**Legal Fees:**

Each party is to be responsible for their own legal fees.

**Viewing:**

All arrangements to view are by appointment via Gerard Biagioni on 01702 311 037.

**Price: £225,000 Plus VAT.**