

Shop - Canvey Island, SS8

FOR SALE

39-41 Furtherwick Road,
Canvey Island, Essex, SS8 7AB

Harston & Co

For more information call us
on 020 3371 0061



Highlights

- Commercial unit in Canvey Island suitable for a range of uses (subject to consents)
- Freehold with full vacant possession of the commercial unit and ground rent income from the uppers
- Approximately 2,058 square feet (191.22 square metres)
- Offers are invited in excess of £350,000
- EPC Rating – B

Location

The property is located on Furtherwick Road in the heart of the main retail area of Canvey Island. Canvey Island is 7 miles to the east of Basildon and 8 miles to the west of Southend-On-Sea. Nearby occupiers include Boots, Superdrug, Santander, Subway and Sainsbury's.

Please note all times and distances given are approximate only.

Description

A ground-floor commercial unit most recently occupied by a convenience store. The property measures 2,058 square feet (191.22 square metres). It would be suitable for a range of uses subject to obtaining the appropriate consents. The unit benefits from rear access, electric shutters and air-conditioning (untested).

Please note that the sizes given are approximate only and supplied by the VOA. All interested parties are advised to rely on their own inspection and survey.

Tenure

The freehold interest is to be sold with full vacant possession of the commercial unit. The first floor consists of 3 flats which are sold off on 125 year leases from December 2004.

Terms

Offers are invited in excess of £350,000 for the freehold interest, subject to contract. Alternatively, the ground floor can be leased for £25,000 per annum.

VAT

We are awaiting confirmation as to whether the property has been elected for VAT or not.

EPC

The ground floor commercial unit has an EPC rating of B.



Price:

Offers in excess of £350,000

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