

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

123, AVON ROAD, CRANHAM, UPMINSTER, ESSEX, RM14 1RQ

FOR SALE FREEHOLD

1,652 sq.ft (153.48 m²)



Location

The premises are situated on a busy parade at the eastern end of Avon Road, Cranham close to its junction with Front Lane. Regular bus services connect to Upminster with its C2C line and District line Underground station, Roome's department store, supermarkets and retail outlets. Adjoining occupiers include convenience stores, a wide variety of food outlets and hairdressers.

Accommodation

The accommodation comprises of a large ground floor retail shop unit split into two parts with rear storage area kitchen / WC in addition there is an newly constructed extension to the rear of the property providing additional accommodation with full planning permission for separate business use.

Internal width	16'5" (5.00 m)
Internal depth	43'4" (13.21 m)

Terms

The property is offered with vacant possession. The first floor residential has been sold-off on a long lease.

Price

£320,000

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

Class E

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Service Charge not applicable.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

- & Co for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:
 i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
 ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
 iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.