

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

**FOR SALE FREEHOLD**

1,652 sq.ft ( 153.48 m<sup>2</sup> )



**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.

<b>Internal width</b>	16'5" ( 5.00 m )
<b>Internal depth</b>	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