



## Sutton Road, Southend-On-Sea, SS2 5PN Offers In Excess Of £290,000



**\*\*MIXED-USE COMMERCIAL UNIT WITH A FIRST-FLOOR FLAT SITUATED IN A PRIME LOCATION - SOLD WITH EXISTING TENANT- BUSINESS UNAFFECTED\*\***

This well-established commercial property is located in the highly desirable Southend-on-Sea area and offers an excellent business opportunity. Conveniently positioned within easy reach of local shops, public transport links, and a variety of essential amenities, the premises are currently operating as a thriving fish and chip shop. The spacious shopfront boasts a welcoming customer area, a fully equipped kitchen, and ample preparation space, making it ideal for continued use in the food industry or for adaptation to another commercial venture.

At the rear of the property, a generous storage area provides excellent space for stock and equipment, while a private yard offers dedicated parking, ensuring convenience for both staff and deliveries.

Above the commercial unit, a well-proportioned one-bedroom apartment provides comfortable living accommodation. The apartment features a bright and airy living area, a good-sized bedroom, and a well-maintained bathroom, making it suitable for an owner-operator or as a rental investment.

With its prime location, versatile layout, and valuable mixed-use potential, this property presents a fantastic opportunity for investors and business owners.

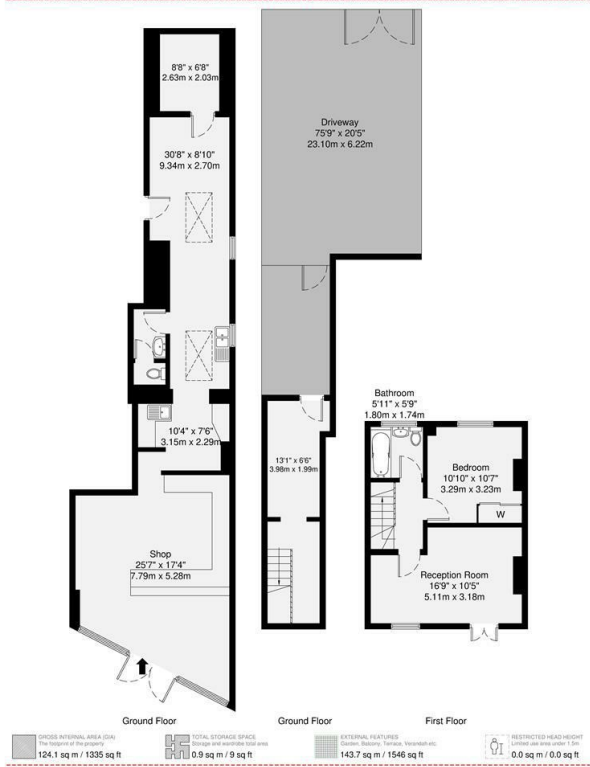
CURRENT TENANT IS PAYING £16,000 PER ANNUM  
LEASE EXPIRES IN DECEMBER 2026

- MIXED USE COMMERCIAL FOR SALE
- PRIME LOCATION WITHIN SOUTHEND-ON-SEA
- REAR PARKING
- FIRST FLOOR FLAT
- SOLD WITH CURRENT TENANT
- LEASE EXPIRES IN DECEMBER 2026

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating	
Current	Potential
65	72

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
68	80



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