

# CANVEY ISLAND

9 Knightswick Road, Canvey Island, Essex SS8 9PA

## OFFICE INVESTMENT - FOR SALE

Total Approx. Area 2,453 sq. ft. (228 sq. m.)

- ⇒ Detached two storey office building
- ⇒ Currently producing £29,500 per annum exclusive
- ⇒ Car parking to rear
- ⇒ Freehold for sale - £440,000



## DESCRIPTION AND LOCATION:

Situated in a prominent location on Knightswick Road, Canvey Island is this detached two storey office building which is currently occupied by a firm of solicitors and has been occupied under this use for many years. The property is a short distance from the Knightswick Shopping Centre and Sainsbury's.

The premises comprises of cellular office space over two floors, ground floor reception area, kitchenette and W.Cs. The property further benefits from car parking to the rear.

## TERMS

The property is currently let on a full repairing and insuring lease for a period of 6 years from June 2015. The lease is within the security of Tenure provisions of the Landlord and Tenant Act 1954 at a passing rent of £29,500 pax.



## TENURE

Freehold

## ACCOMMODATION

<b>Ground Floor</b>	<b>1,330 sq. ft. (124 sq. m.)</b>
<b>First Floor</b>	<b>1,123 sq. ft. (104 sq. m.)</b>
<b>Approx. Area</b>	<b>2,453 sq. ft. (228 sq. m.)</b>

## PRICE

**£440,000**, plus VAT if applicable.

## VIEWING

For further information and viewings contact Ayers & Cruiks.

## BUSINESS RATES (2018/2019)

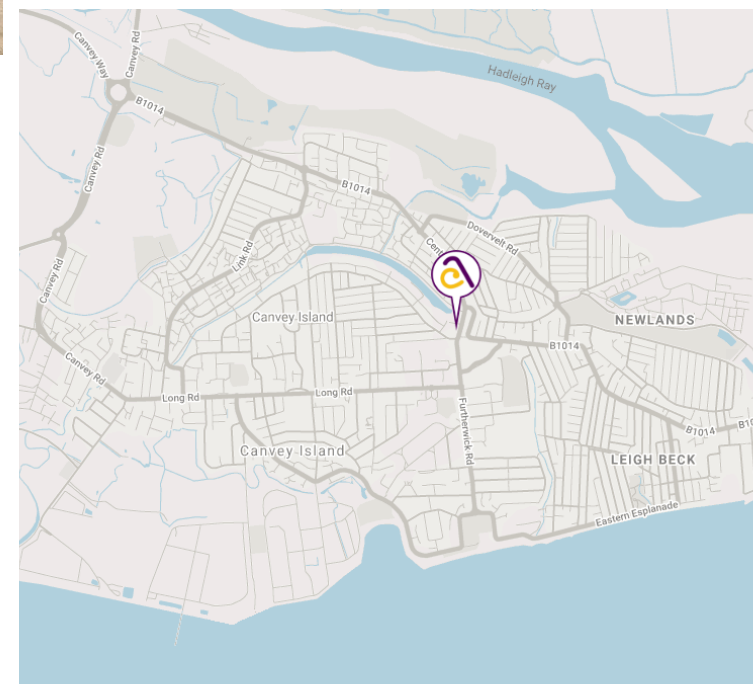
Interested parties are advised to confirm the rating liability with Castle Point Council.

## LEGAL COSTS

Each party are responsible for their own legal costs.

## EPC

EPC rating of C-65. Certificate available on request.



# Ayers & Cruiks

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