

# Lot 71

Vacant Possession

## 4 Roche Close, Rochford, Nr. Southend-on-Sea, Essex SS4 1PX

Modern Retail Opportunity



### Key Details

- Modern former supermarket unit comprising 14,963 sq ft of accommodation
- Forms part of residential development within Rochford town centre
- Car park for approximately 80 cars
- May suit alternative uses (subject to consents)

### On Behalf of Receivers at



### Location

Miles: 3 miles north of Southend-on-Sea  
15 miles south-east of Chelmsford  
36 miles east of Central London

Roads: A127  
Rail: Rochford Rail  
Air: London Southend Airport

### Situation

Rochford is a popular Essex town located approximately 1 mile from London Southend Airport. The property is situated within the town centre on Roche Close, just off the commercial pitch of North Street. The property forms part of a modern residential development and is located next to Rochford Library.

### Description

The property comprises a ground floor former supermarket, currently arranged to provide ground floor retail area with office and ancillary accommodation. The unit benefits from a basement car park with approximately 80 spaces for use during business hours. The retail area can be accessed via a dedicated entrance from Roche Close, as well as via two passenger lifts from the car park. The property benefits from loading to the rear.

### Tenure

Long Leasehold. Held for a term of 155 years from 01/01/2004 at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	885.8 sq m (9,535 sq ft)	VACANT POSSESSION
	Office/Ancillary	123.65 sq m (1,331 sq ft)	
Ground	Loading/Stores Plant	315.58 sq m (3,397 sq ft) 65.03 sq m (700 sq ft)	
<b>Total</b>		<b>1,390.06 sq m (14,963 sq ft)</b>	

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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