

9-11 Weston Road, Southend-on-Sea, SS1 1AS

This is a rare chance to acquire a profitable and well established business in a prime location, or to acquire the freehold for long term letting or further development. The converted freehold properties have been renovated internally to a high standard, and boasts a prime location in the heart of Southend, just a stone's throw from station, beach, city centre and University. The very motivated vendor operates an established holiday let business comprising of 3 self-contained holiday properties, each fully furnished and well equipped with a good client base, and enjoys high occupancy rates throughout the year. The vendor will include furnishings and any forward bookings at no extra cost, should the purchaser wish to continue the existing business. This is an ideal opportunity for anyone looking to invest in the growth holiday let industry. The freehold investment property could also be further developed or let as is via individual AST's, multi family accommodations or as HMO facilities. The front property is a converted Victorian house over two floors, with a large roof space and a 35sqm basement, both still undeveloped. In this building there is a very spacious first floor apartment currently arranged as four double bedrooms, living/kitchen/diner, utility room, bathroom and second shower room. On the ground floor there is a further two double bedrooomed apartment with lounge/diner, kitchen and shower room. There is consent to join the ground floor storage room to this apartment to create a far larger one. Or subject to planning, the storage space could easily become a further single apartment. To the rear is the Mews building currently with 3/4 double bedrooms, spacious living, kitchen and dining area, a ground floor cloakroom and two shower rooms. The mews can be accessed externally via a side gate from Weston Road. Between the two buildings is a small fully fenced courtyard. There are two parking spaces on the forecourt. The property is 109sqm.



Offers in Excess of £995,000 Freehold

UNIQUE INVESTMENT OPPORTUNITY

CITY CENTRE LOCATION

POTENTIAL TO EXTEND (SUBJECT TO PLANNING APPROVAL)

COURTYARD GARDEN

TEN BEDROOMS

CLOSE TO MAINLINE STATION

TWO PARKING SPACES

ACCOMMODATION COMPRISSES;

11 WESTON ROAD

Approached via original hardwood double doors into:-

LOBBY

Further door to:-

GROUND FLOOR FLAT

ACCOMMODATION COMPRISSES:-

Approached via hardwood entrance door into:-

HALLWAY

Wood effect flooring. Radiator. Picture rail. Door to side.

LOUNGE 12' 0" x 19' 8" (3.65m x 5.99m) reducing to 13'9

Large bay window to the rear aspect. Sash window to side. Wood effect flooring. Radiator. Picture rail. Feature vault door leading to:-

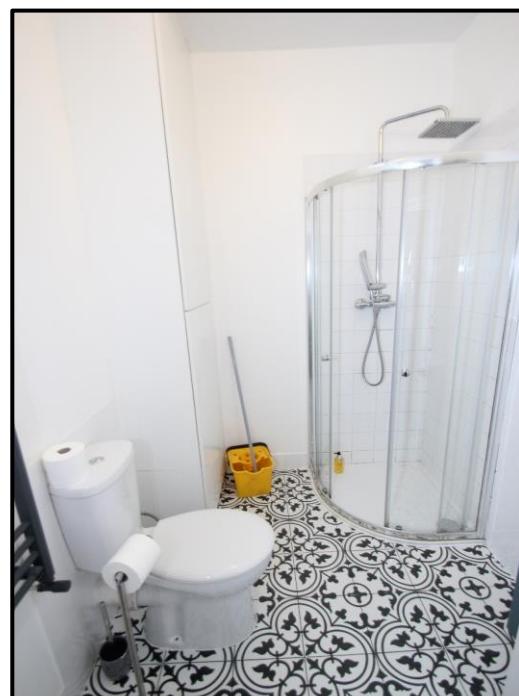
KITCHEN 12' 0" x 7' 3" (3.65m x 2.21m)

Fitted with a range of contemporary base and eye level units with square edged work surfaces, with splashback panelling. Inset one and a quarter bowl sink unit with mixer tap. Built-in electric oven with gas hob and extractor canopy over. Plumbing for washing machine. Further appliance space. Double glazed window to side.



SHOWER ROOM

Comprising corner shower enclosure. Vanity unit with wash hand basin. Low level w.c. Cupboard housing combination boiler. Ceramic tiled floor.



BEDROOM ONE 15' 9" x 13' 1" (4.80m x 3.98m)

Large bay window to the front aspect. Wood effect flooring. Two radiators. Fitted wardrobe.

**BEDROOM TWO 13' 1" x 10' 2" (3.98m x 3.10m)**

Double glazed window to rear. Fitted carpet. Radiator. Picture rail. Coved cornice.

OFFICE SPACE/KITCHEN**OFFICE SPACE 17' 8" x 7' 11" (5.38m x 2.41m)**

Large bay window to the front aspect. Storage area. Ample shelving. Door leading to:-

KITCHEN 12' 3" x 8' 5" (3.73m x 2.56m)

Fitted with base and eye level units with roll edged work surfaces. Inset sink unit. Plumbing for washing machine. Further appliance space. Window to rear.

FIRST FLOOR FLAT

Accessed via hardwood entrance door with staircase leading to:-

FIRST FLOOR LANDING 27' 7" x 6' 2"**(8.40m x 1.88m)**

Large double glazed sash window to the front aspect. Wood effect flooring. Radiator. Picture rail. Door to:-



OPEN PLAN LOUNGE/KITCHEN 19' 11" x 12'

8" (6.07m x 3.86m)

KITCHEN AREA

Fitted with a range of modern base and eye level units, with square edged work surfaces. Inset single bowl sink unit. Built-in electric oven with gas hob and extractor canopy over.

LOUNGE AREA

Wood effect flooring. Radiator. Picture rail. Double glazed window to rear aspect. Door to:-



UTILITY ROOM 5' 9" x 6' 5" (1.75m x 1.95m)
With fitted base and eye level units with square edged work surfaces. Inset single bowl sink unit with mixer tap. Plumbing for washing machine. Door to:-



BATHROOM

Comprising panelled bath with mixer tap and shower attachment. Vanity unit with wash hand basin, low level w.c. Ladder style radiator. Part tiled walls. Opaque double glazed window to rear.



SHOWER ROOM

Comprising corner shower unit with electric shower. Vanity unit with wash hand basin. Part tiled walls. Double glazed window to side.

SEPARATE W.C.

Comprising low level w.c. Wall mounted wash hand basin. Window to side aspect.



BEDROOM ONE 13' 3" x 12' 11" (4.04m x*3.93m)*

Two double glazed sash windows to the front aspect. Wood effect flooring. Radiator. Picture rail.

**BEDROOM TWO** 13' 0" x 12' 3" (3.96m x 3.73m)

Wood effect flooring. Radiator. Double glazed window to rear aspect. Picture rail.

**BEDROOM THREE** 13' 2" x 11' 1" (4.01m x 3.38m)

Two double glazed sash windows to the front aspect. Two further windows to side. Radiator. Wood effect flooring. Picture rail.



BEDROOM FOUR 13' 1" x 10' 2" (3.98m x 3.10m)

Double glazed window to rear aspect. Wood effect flooring. Radiator. Picture rail.

**9 WESTON ROAD - THE MEWS HOUSE**

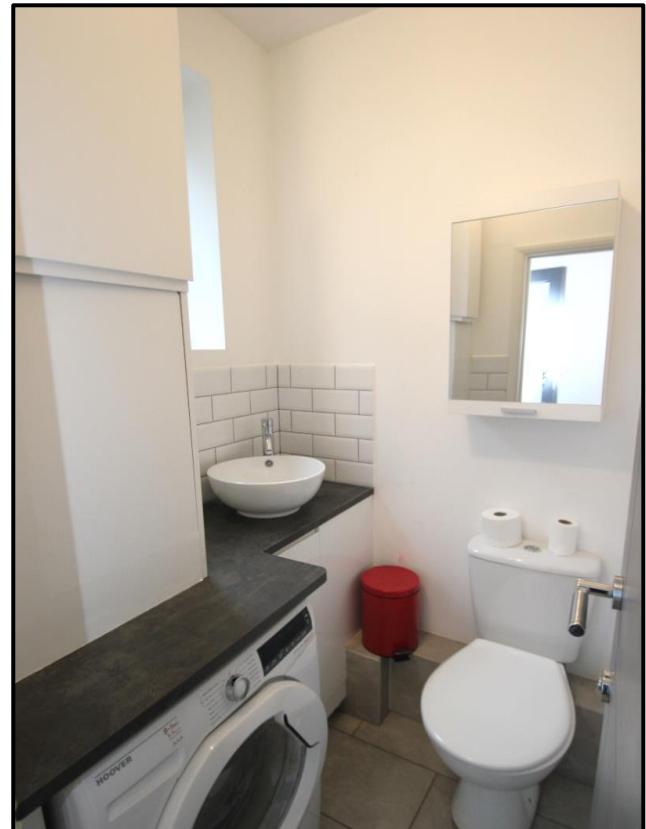
Approached via part glazed entrance door into:-

HALLWAY

Wood effect flooring. Radiator. Staircase to first floor. Understairs storage. Wall mounted entry phone. Door to:-

CLOAKROOM/UTILITY

Storage cupboard housing combination boiler. Fitted worktop with countertop wash hand basin. Plumbing for washing machine underneath. Low level w.c. Double glazed window to front aspect.



OPEN PLAN LOUNGE/KITCHEN 16' 0" x 19'

11" (4.87m x 6.07m)

KITCHEN AREA

Fitted with a range of modern base and eye level units with square edged work surfaces. Inset single bowl sink unit with mixer tap. Built-in electric oven with gas hob and extractor canopy over. Further appliance space. Double glazed window to front aspect. Radiator.

LOUNGE AREA

With wood effect flooring. Radiator. Double glazed window to front aspect. Door to:-

**BEDROOM ONE 16' 0" x 7' 8" (4.87m x 2.34m)**

Wood effect flooring. Radiator. Double glazed window to front aspect.

FIRST FLOOR LANDING

Fitted carpet. Double glazed window to rear.



SHOWER ROOM ONE

Comprising corner shower unit with electric shower. Vanity unit with wash hand basin. Low level w.c. Part tiled walls. Tiled floor. Extractor fan.



SHOWER ROOM TWO

Comprising corner shower unit with electric shower. Vanity unit with wash hand basin. Low level w.c. Part tiled walls. Tiled floor. Opaque double glazed window to front.

INNER HALLWAY

Wood effect flooring. Radiator.



BEDROOM TWO 16' 0" x 8' 2" (4.87m x 2.49m)

Double glazed window to front aspect. Radiator. Wood effect flooring.



BEDROOM THREE 11' 9" x 9' 11" (3.58m x**3.02m)****Double glazed window to front aspect.****Radiator. Wood effect flooring.****BEDROOM FOUR 11' 9" x 9' 0" (3.58m x****2.74m)****Double glazed window to front aspect.****Radiator. Wood effect flooring.****EXTERIOR**

Courtyard style garden with artificial grass ground cover. Side access gate.

INFORMATION

EPC Rating:

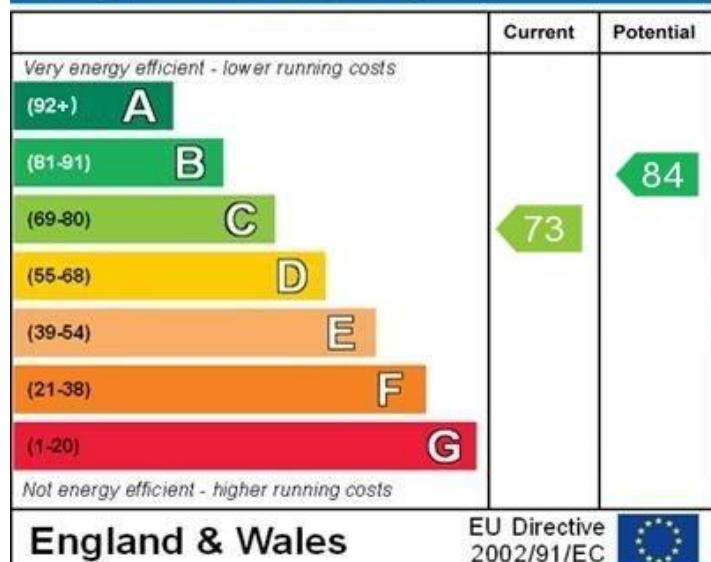
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No 11 GFF – C

No 11 TFF – D

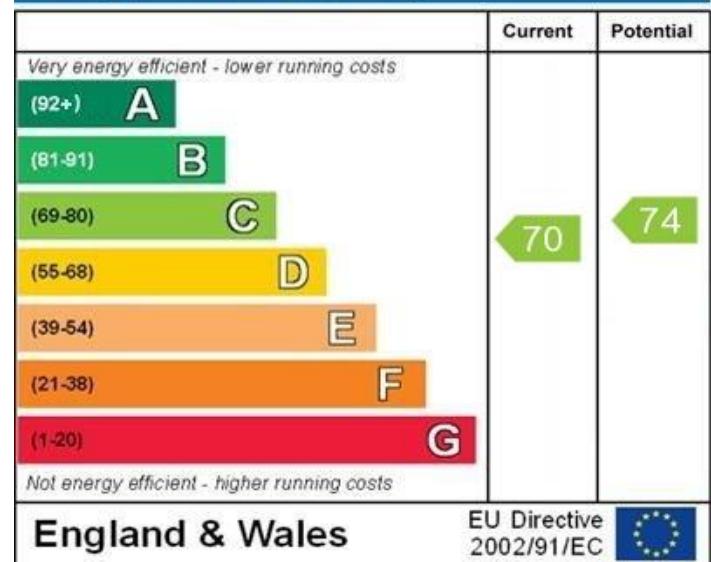
Council Tax Band: B

Energy Efficiency Rating



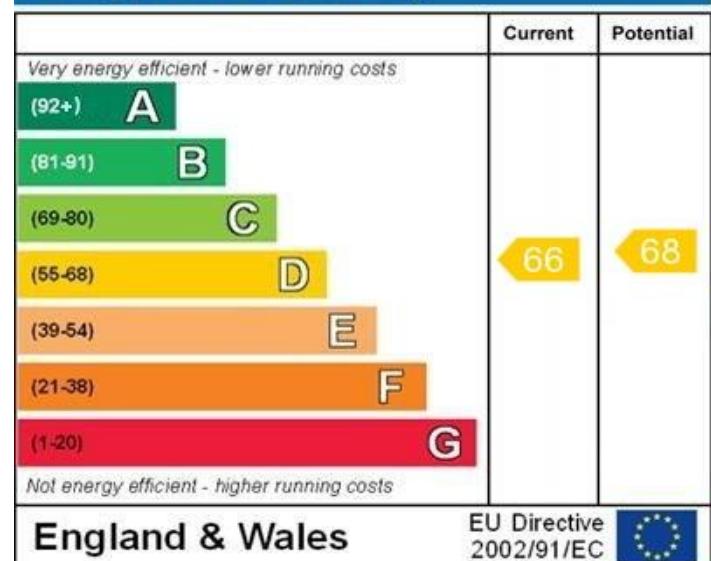
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Energy Efficiency Rating



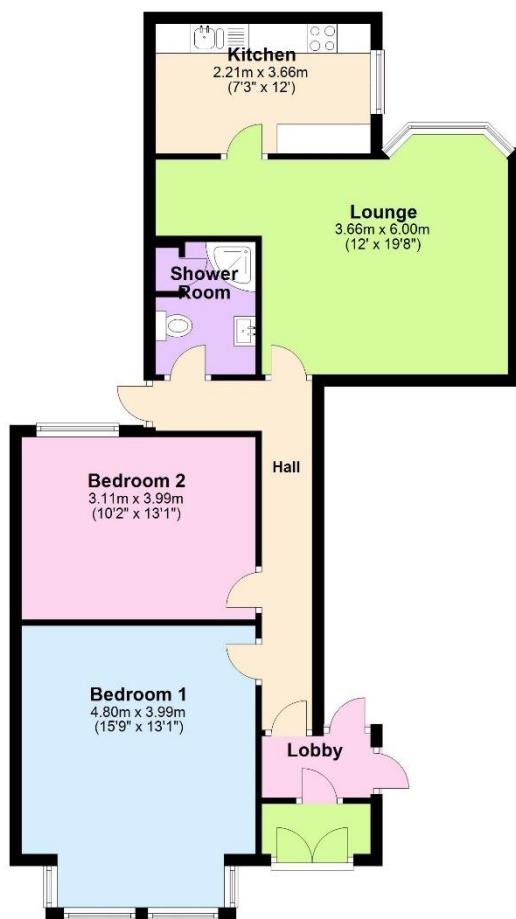
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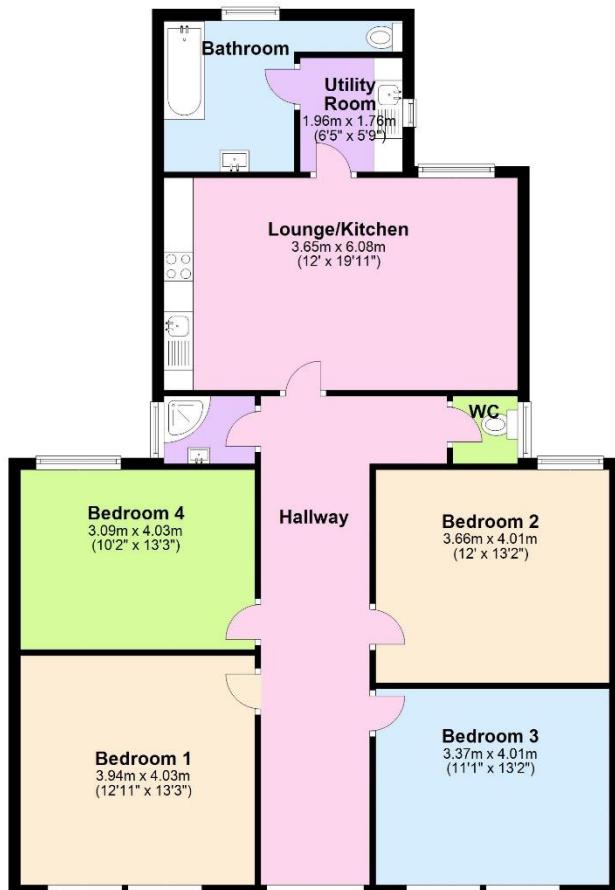
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Ground Floor



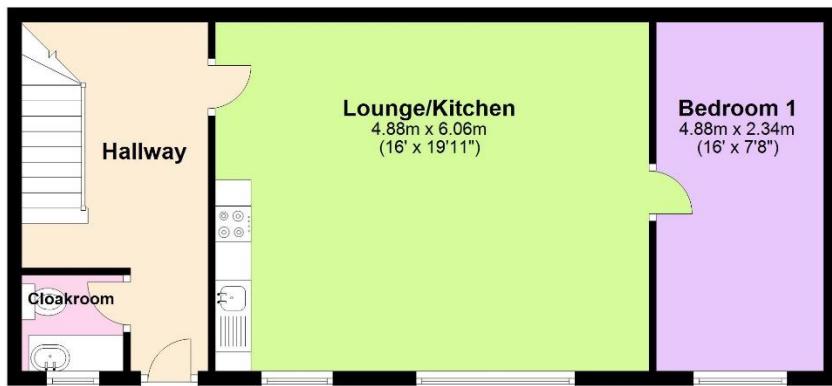
Total area: approx. 73.2 sq. metres (788.0 sq. feet)

First Floor

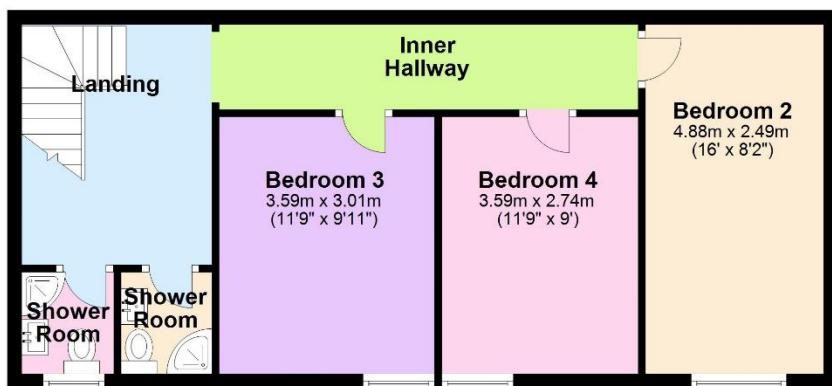


Total area: approx. 113.7 sq. metres (1223.8 sq. feet)

Ground Floor



First Floor



Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

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