



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Road, Benfleet



Morgan Brookes believe - This established & spacious Florist with its existing clientele, prominently situated on the High Road in Benfleet is now available for purchase. Internally, the property benefits from a large shop floor with a work room / office to the rear with access to a courtyard. Large storage shed & kitchen, you will have everything you need to start your business with minimal of effort or fuss. This business also benefits from the use of a one bedroom apartment upstairs with separate living room & kitchen.

Key Features

- Lease Hold Business. 5 Year Renewable Lease.
- Established Florist With Existing Clientele.
- Benfleet High Road Location.
- Includes The Use Of One Bedroom Apartment.
- Large Shop Floor.
- Rear Office / Work Room & Kitchen.
- Courtyard With Shed & Off Street Parking.
- Call Morgan Brookes Today.

£20,000

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High Road, Benfleet

Serjeants Family Florist

Entrance

Double glazed obscure door leading to:

Sales Floor

28' 0" x 18' 3" (8.53m x 5.56m)

Double glazed window to front aspect, stairs leading to apartment, under stairs storage, wood flooring.

Kitchen

11' 6" x 6' 0" (3.50m x 1.83m)

Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, wood flooring.

Office

12' 10" x 7' 10" (3.91m x 2.39m)

Double glazed obscure door leading to courtyard, work bench, wood flooring.

Shed

27' 4" x 8' 3" (8.32m x 2.51m)

Light & power.

Parking

Off street parking for up to three vehicles.

First Floor Apartment

Entrance via shop floor.

First Floor Landing

7' 6" x 6' 0" (2.28m x 1.83m)

Loft access, carpet flooring.

Living Room

13' 0" x 10' 8" (3.96m x 3.25m)

Single glazed window to front aspect, wood flooring.

Kitchen

10' 1" x 7' 11" (3.07m x 2.41m)

Single glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, wood flooring.

Bedroom

13' 0" x 12' 10" (3.96m x 3.91m)

Double glazed window to rear aspect, wood flooring.

Bathroom

8' 4" x 6' 0" (2.54m x 1.83m)

Double glazed obscure window to front aspect, panelled bath, hand basin, low level W/C, extractor fan, wood flooring.



Local Authority Information

Castle Point Borough Council

Council Tax Band: A

01268 755626

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£20,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.