

**1355-1369 London Road  
Leigh On Sea, Essex SS9 2AB**



On the instructions of Mrs L Baxter and L Biscoe Esq  
of Begbies Traynor, Joint Liquidators to Westleigh  
Motors Limited

### **Mixed Use Development Opportunity**

Former Car Dealership  
with 14,045 sq ft (1,305 sq m) existing buildings  
on 0.45 acres (0.18 ha)

Planning permission granted for mixed use scheme  
comprising 21 flats, ground floor commercial,  
amenity area and associated parking

**Freehold For Sale  
By Informal Tender**

**Closing date for offers  
Wednesday, 16th December 2009 at 12 noon**

**Edward  
Symmons**

**020 7955 8454**

**[www.edwardsymmons.com](http://www.edwardsymmons.com)**



### Situation

The property occupies a prominent position on the corner of the A13 London Road and Flemming Avenue.

The surrounding area contains a high density of housing whilst main line rail services at Leigh On Sea connects to London Fenchurch Street with a timetabled journey of 50 minutes.

### Description

The site is roughly rectangular in shape and has a frontage to London Road of 139'0 (42.4m) and a return frontage to Flemming Avenue of 150'0 (45.8m).

The existing building is arranged over lower ground, ground and first floors and comprise of a showroom, workshop, stores and offices.

The forecourt has a capacity to display 28 vehicles whilst an area to the rear provides customer parking for about 22 vehicles.

### Accommodation

All floor areas are approximate

Lower Ground	1,048 sq ft	97 sq m
Showroom	1,850 sq ft	173 sq m
Offices	667 sq ft	62 sq m
Workshop	4,900 sq ft	455 sq m
First Floor Stores	5,580 sq ft	518 sq m
Total	14,045 sq ft	1,305 sq m

### Site Area

0.45 acres (0.18 ha)

### Services

Intending purchasers are advised to make their own enquiries of the relevant authorities as to the availability of services on site.

### Tenure

Freehold

### Planning

Planning permission (application no. SOS/07/01724/FULM) was granted on 10th July 2008 to demolish the existing buildings and erect a four storey building comprising of 15 no. two bedroom flats, 2 no. one bedroom flats, 4 no. two bedroom duplex apartments, amenity area, 3,554 sq ft (330 sq m) of ground floor commercial falling within Class A2 (Financial & Professional Services) and Class B1 (Business) uses, 38 car parking spaces, cycle and refuse stores.

Further enquiries should be directed to the Local Planning Department at Southend On Sea Borough Council on 01702 215000.

### Guide Price

Offers are invited in the region of £800,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

### Legal Costs

Each party shall bear its own costs.

### Further Information

For further information or to receive a copy of the Planning Approval Notice and a copy of the planning agreement made pursuant to Section 106 of the Town and Country Planning Act 1990, contact the Selling Agents.

### Viewing

Ayers & Cruiks  
 Contact Stephen Ayers/Patrick Gillies  
 Tel: 01702 343060  
 Fax: 01702 343004  
 or  
 Edward Symmons LLP  
 Contact Graham Free/Ian Bell  
 Tel: 020 7955 8454  
 Fax: 020 7403 1947



November 2009

**2 Southwark Street, London Bridge, London SE1 1TQ**

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

