



Calcutta Road, Tilbury

£400,000 Freehold

Ali & Co are delighted to offer this unique investment opportunity Mixed Use Retail Unit & Duplex Apartment.

Situated on a busy parade of shops.

Off-street parking | RETAIL COMMERCIAL UNIT | Two Bedroom Apartment | Freehold Investment | Shop & Flat | Income generating | Chain Free |

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Ali&Co
PROPERTY SERVICES

Shop & Flat For Sale

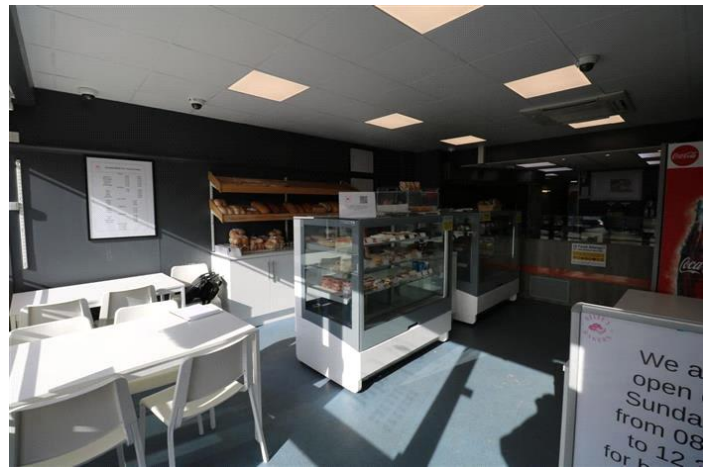
Ali & Co are delighted to offer this unique investment opportunity Mixed Use Retail Unit & Duplex Apartment. Situated on a busy parade of shops. This is opportunity has current tenants with a long lease for the commercial unit and long term tenant occupying the apartment generating a income of £30,100 per annum.

The property consists of a bakery on the ground floor on lease with the current tenant, the property also has a duplex two bedroom apartment which is rented to a reliable tenant long term.

The property is located on Calcutta Road which is the main road for Tilbury, a busy parade with many shops.

Please contact us for more information.

Tenure: Freehold
Flat and shop

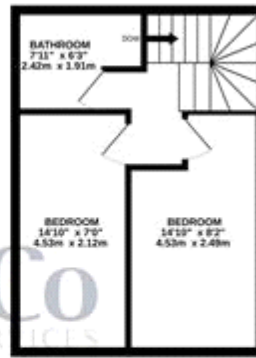




GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Measurements shown here are for information only and are not intended to be used for legal purposes. All measurements are approximate and should be used as a guide only. The actual dimensions may vary slightly from those shown. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed.

BASEMENT FLOOR
463 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (136.3 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.