



Wharf Road, Stanford-le-Hope

£45,000 pa

Ali & Co are delighted to present this exceptional Freehold Commercial Investment Property, ideally located near Stanford-le-Hope Station and a bustling local parade of shops.

Freehold commercial building | Mixed-use investment (retail & office units) | Prime high-visibility location next to train station | Available Now | High Street Location |

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Ali&Co
PROPERTY SERVICES

Mixed Use Commercial Property To Let

This outstanding investment opportunity benefits from high footfall, excellent transport links, and a prominent position in a well-established commercial area. Whether you're an experienced investor or seeking a solid addition to your portfolio, this property offers strong potential for long-term returns.

This prime investment opportunity comprises a well-maintained mixed-use building with multiple income-generating units:

Unit 1: Ground Floor Retail Shop

Unit 2: Ground Floor Retail Shop

Unit 3: Ground Floor Retail Shop

Unit 4: First Floor Offices

Floor Plans attached

Key Features:

Mixed-use investment (retail & office units)

Prime high-visibility location next to train station

Potential for strong rental yield

Available Immediately

Don't miss this rare opportunity to acquire a fully owned investment property in a sought-after location.

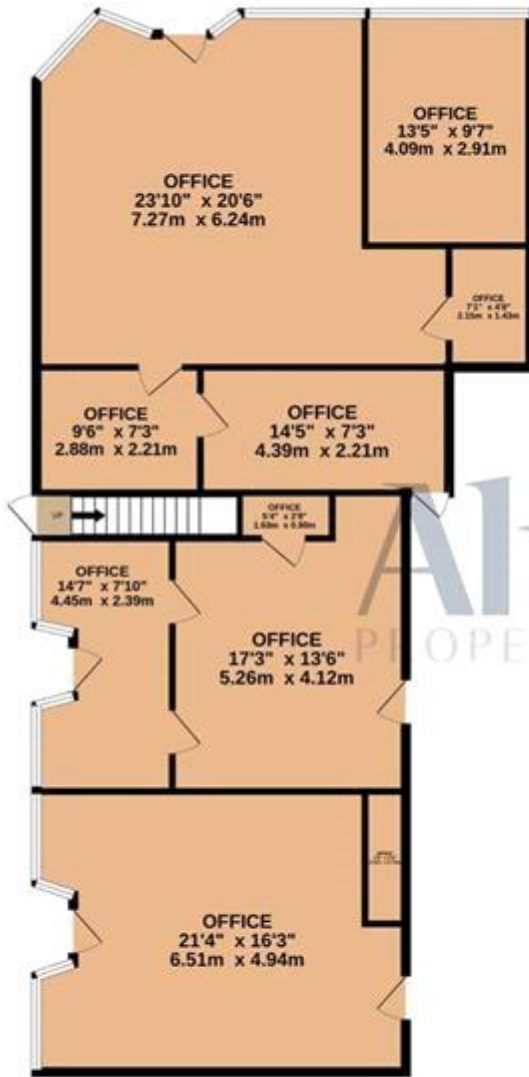
Contact Ali & Co today to arrange a viewing or for more information.

Deposit: £11,250

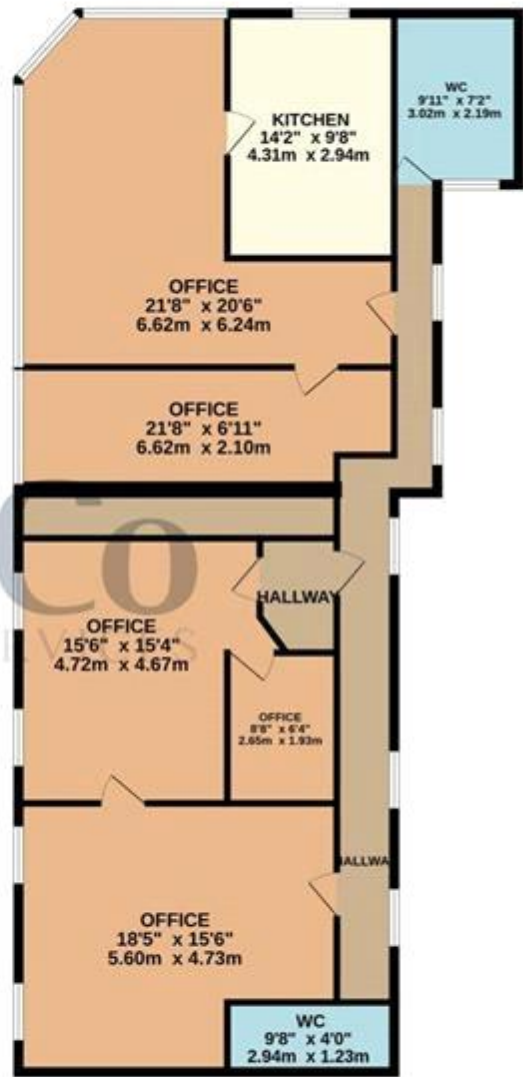




GROUND FLOOR SHOP
1440 sq. ft. (133.8 sq.m.) approx.



1ST FLOOR
1431 sq. ft. (132.9 sq.m.) approx.



TOTAL FLOOR AREA: 2871 sq. ft. (266.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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