

# RETAIL/OFFICE UNIT TO LET

## APPROX 710 Sq Ft (65.96 Sq M)



**569 London Road  
Westcliff On Sea  
Essex  
SS0 9PQ**

### Location:

Situated on the northern side London Road, Westcliff, close to major retailers including Sainsbury, Coral, Halfords and Jewsons. The property is on main bus routes into Southend and the surrounding areas with Chalkwell and Westcliff Train Station close by. On street parking is available outside the premises.

### Description:

This ground floor commercial unit premises within a development of nine residential apartments. The premises has recently been used as a office with suspended ceiling, carpet, perimeter trunking, air conditioning (not tested) and electric heating. The unit provides a separate kitchen and disabled W.C., side access leading to secure allocated parking space and refuse area.

### Accommodation:

The premises have been measured on a net internal basis.

Open Plan Office:	584 Sq Ft	54.25 Sq M
Rear Office:	102 Sq Ft	9.47 Sq M
Kitchen:	40 Sq Ft	3.73 Sq M
Toilet		

**Total Area: 726 Sq Ft (67.45 Sq M)**

### Features:

- Office/Retail Unit
- Allocated Secure Parking Space
- Kitchen & W.C.
- London Road Location

### Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

### Rent:

£16,000 Per Annum + VAT, exclusive.

### Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk).

Rateable Value: £12,250

### Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

### Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

### Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

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