

RETAIL/OFFICE UNIT TO LET

APPROX 421 Sq Ft (39.11 Sq M)



**344 London Road
Westcliff On Sea
Essex
SS0 7JJ**

Location:

Situated on the busy A13 London Road, Westcliff, close to the junction with Hamlet Court Road. The property is located in an array of retail, restaurant and office traders with on street parking and two public car parks close by.

Description:

Retail/Office unit consists of a roller shutter to front, with sales/office area of approx 350 sq ft to front and storage area and toilet to the rear of the property. The property has recently been decorated with square led lighting to ceiling and power points to walls. To the rear is a storage area and a refurbished toilet and sink.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office Unit: 350 Sq Ft 32.51 Sq M

Storage To Rear: 71 Sq Ft 6.60 Sq M

Toilet

Total Area: 421 Sq Ft (39.11 Sq M)

Features:

- Array Of Local Traders
- Close To Hamlet Court Road
- On Main Bus Route
- On Street Parking Close By

Terms:

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

Rent:

£10,000 Per Annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £7,100

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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Call us on **01702 342225** to view this property or visit sorrellproperty.co.uk for more details



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