

RETAIL / OFFICE UNIT TO LET

APPROX 668 Sq Ft (62.06 Sq M)



**454 456 London Road
Westcliff On Sea
Essex
SS0 9LA**

Location:

Situated on the London Road, Westcliff, close to major retailers including Co-Op Supermarket, Dulux Decorating Centre, Paul Robinson Solicitors and the Palace Theatre. The property is on main bus routes into Southend and the surrounding areas. There is on street parking close by.

Description:

This double fronted retail/office unit consists of approx 575 sq ft and storage area of approx 93 sq ft. There is a toilet to the rear. To the side alley there is door access to a storage area.

Accommodation:

The premises have been measured on a net internal basis.

Retail/Office Area: 575 Sq Ft 53.42 Sq M

Storage: 93 Sq Ft 8.64 Sq M

Toilet

Total Area: 668 Sq Ft (62.06 Sq M)

Features:

- Good Trading Position
- Close To Independent Traders
- Double Fronted
- On Street Parking Close By

Terms:

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

Rent:

£11,500 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 £9,000

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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