

# RETAIL UNIT TO LET

## APPROX 1,020 Sq Ft (94.76 Sq M)



**264 London Road  
Westcliff On Sea  
Essex  
SS0 7JG**

**Location:**

Situated on the London Road, close to Hamlet Court Road with substantial amount of passing trade with an array of shops and restaurants. There is on street parking along the London Road and two public car parks close by.

**Description:**

This ground floor retail unit benefits from a large retail area to front, storage/showroom to rear with kitchen and toilet. Rear access to yard area with access to communal alleyway leading to London Road.

**Accommodation:**

The premises have been measured on a gross internal basis.

Total Area: 1,020 Sq Ft      94.76 Sq M

Kitchen Area

Toilet

**Features:**

- Good Trading Location
- On Street Parking Outside
- Close to Public Transport
- Public Car Parks Close By

**Terms:**

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

**Rent:**

£9,750 Per Annum 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                      £7,600

**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.