

# RETAIL/OFFICE UNIT TO LET

## APPROX 500 Sq Ft (46.45 Sq M)



**464 London Road  
Westcliff On Sea  
Essex  
SS0 9LA**

**Location:**

Situated on the corner of London Road and Cotswold 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 corner retail/office unit benefits from retail/office space of approx 500 sq ft with suspended ceiling with lighting. To the rear of the property is a kitchen area with toilet.

**Accommodation:**

The premises have been measured on a net internal basis.

Retail/Office: 500 Sq Ft 46.45 Sq M

Kitchen

Toilet

**Features:**

- Corner Location
- On Street Parking Close By
- Available from early May 2024
- Suit A Range Of Uses

**Terms:**

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

**Rent:**

£8,500 Per Annum exclusive.

**Business Rates:**

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

Rateable Value £7,900

**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.